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Planning Department
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Our ref: 2543

04 October 2022

Dear Sirs

**Application for Certificate of Lawfulness
27 Sherriff Road, London, NW6 2AS**

This statement is written in support of the application for a certificate of lawfulness submitted to the London Borough of Camden for 27 Sherriff Road, London, NW6 2AS (The site).

The application seeks confirmation that the change of use from a small HMO (Use Class C4) to a single dwellinghouse (Use Class C3) at the site is lawful.

The premises is currently in use as an HMO and has an HMO License issued by the London Borough of Camden (Use Class C4) until 3 April 2023 as issued in April 2018 under Section 64 of the Housing Act 2004. It is still in active use with 6 unrelated residents living with shared facilities.

The site is in the northern side of Sherriff Road. To the rear of the property is the London Underground and opposite is Hilltop Road. The surrounding area is dominated by residential development.

Permitted Development

Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the GPDO') makes provision for the change of use from Use Class C4 to Use



Class C3 to be carried out under permitted development allowances. It then also sets out the associated conditions when permitted development rights would not apply:

Development is not permitted by Class L if it would result in the use—

(a) as two or more separate dwellinghouses falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order of any building previously used as a single dwellinghouse falling within Class C4 (houses in multiple occupation) of that Schedule; or

(b) as two or more separate dwellinghouses falling within Class C4 (houses in multiple occupation) of that Schedule of any building previously used as a single dwellinghouse falling within Class C3 (dwellinghouses) of that Schedule.

In terms of evidence, we submit a copy of the existing license which has been issued by the London Borough of Camden, which is a currently active license. We have also provided an officer local land charge search which shows that the whole of 27 Sherriff Road has a single HMO license.

We have supplied several photographs which show the current layout and evidence of the shared facilities and accommodation provided as a single HMO. These photographs were taken on a site visit in August 2022.

The application has been supported by drawings prepared by Yoop Architects which show the six person HMO being replaced by a six-bedroom single dwellinghouse. The proposed development would result in a single dwelling house to replace the existing single small HMO.

The proposals will not result in the use of the building as two or more separate dwellinghouses and is, therefore, considered to comply with the relevant legislation as set out in Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Conclusions

Therefore, based on the compliance with the conditions of the GPDO, it is considered that it has been clearly demonstrated that the proposed change of use from a small HMO (Use Class C4) to a single dwellinghouse (Use Class C3), is lawful, in accordance with section 192 of the Town and Country Planning



Act 1990 and Schedule 2, Part 3, Class L The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

We welcome the Council's consideration of this information and trust that all the enclosed allows you to successfully register and progress the application positively. Accordingly, we respectfully request that this application for a proposed lawful development certificate is approved, in line with the statutory timescales.

BELL CORNWELL LLP



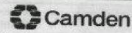
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Licence No: 085110

**Licensed
landlord**

**Housing Act 2004
Licence for a House in Multiple
Occupation**



The London Borough of Camden approved the application to operate a house in multiple occupation and hereby grant a licence within the HMO Mandatory Licensing Scheme under section 64 Housing Act 2004 in respect of:

27 Sherriff Road London NW6 2AS

1. This Authority is satisfied that the most appropriate person to be the licence holder is:

To **Doctor Vladimir Bondybey**
Of **Physikalische Chemie 11 Lichtenberg Strasse 4d.85747 Garching
Germany**

2. This Authority is satisfied that as the licence holder is based overseas that the nominated person to be bound by all of the restrictions and obligations of the licence is:

To **Mr Ferey-Doun Manteghi**
Of **51 Wooton Road, London NW2 6PU**

3. The maximum permitted number of persons allowed to occupy the property is 7.

4. This licence is granted on the stipulation that the attached schedule of licence conditions shall apply for its duration.

5. The required works identified during the inspection to achieve compliance with condition 1 of this licence are detailed in the attached schedule of works. These works must be completed within the timescales specified on the schedule of works.

Licence Issue Date: 4 April 2018

Licence Expiry Date: 3 April 2023

Signed: 

On behalf of the London Borough of Camden