

Havenhall Properties Limited

Address: 81 Maygrove Road, London NW6 2EG; **Telephone:** 07711 512836

Lawful Development Certificate (Proposed)

Statement in Support of Application

1. Site and Existing Use

The application site comprises an existing office building located within the London Borough of Camden. The property is arranged over **three storeys with ancillary loft accommodation**, with a total Gross Internal Area of approximately **2260 sq ft (210 sqm)**.

The building has been in **continuous use as offices (now Class E)** for a significant period, with no extant conditions or legal agreements restricting subdivision or internal reconfiguration.

There are no proposed external alterations other than a minor replacement of an existing ground floor door within the existing opening, and no changes to the building envelope or the public realm.

2. Description of the Proposed Development

This application seeks a **Lawful Development Certificate (Proposed)** for the internal subdivision of the existing office building into **two separate office units**, both remaining wholly within **Use Class E (Commercial, Business and Service)**.

The building would be subdivided as follows:

- **Ground Floor Office Unit:** approximately **470 sq ft**
- **Upper Floors Office Unit (First Floor, Second Floor and Loft):** approximately **1065 sq ft**

The subdivision is achieved primarily through **internal alterations**, including the definition of separate office suites and access arrangements. No increase in floorspace is proposed.

Minor External Door Alteration

In order to facilitate independent access to the ground floor office unit, the proposal includes works to the existing set of double doors with side panel at ground floor level to enable a suitably secure main entrance door.

The modified door:

- Is located within the **existing door opening**
- Maintains a **similar appearance** to the existing doors
- Retains a **comparable level of glazing**
- Does not alter the **overall size of the opening**
- Does not result in any material change to the external appearance of the building

This alteration enables the ground floor office to operate independently, while allowing the **existing principal entrance, lobby and stair core** to be retained for the sole use of the upper floors office unit.

No other external works are proposed.

Havenhall Properties Limited

Address: 81 Maygrove Road, London NW6 2EG; **Telephone:** 07711 512836

3. Lawfulness of the Proposal

3.1 Use Class

The proposed subdivision does **not result in a change of use**. All resulting units remain solely within **Use Class E (Commercial, Business and Service)**.

The subdivision of floorspace into multiple units within the same use class does not, in itself, constitute development requiring planning permission, provided that:

- The use remains unchanged, and
- No external works or material impacts arise.

This is supported by established planning practice and appeal decisions, which confirm that internal subdivision within the same use class is not development under Section 55 of the Town and Country Planning Act 1990.

3.2 No Material Change of Use

The proposal does not introduce:

- A new use class
- A materially different use
- External physical works
- Changes to access from the public highway beyond those already lawfully established

As such, the proposal does not amount to a material change of use. The character of the building as an office remains unaltered.

4. Transport, Parking and Accessibility

4.1 Car Parking

The property benefits from an existing area to the front of the building that has been used for on-site car parking since the original construction and occupation of the building in or around 2002. This area accommodates parking for two vehicles.

The proposed subdivision of the building does **not seek to introduce any additional parking spaces**, alter the layout of the existing parking area, or intensify its use beyond that which is already lawful.

The existing car parking arrangement will continue to operate as established, serving the office use of the building. As the proposal does not create additional floorspace or introduce a new use, it does not give rise to any new or materially different parking demand.

Accordingly, the proposal represents the **continuation of an existing lawful parking use**, and no additional car parking provision is required or proposed as part of this application.

Havenhall Properties Limited

Address: 81 Maygrove Road, London NW6 2EG; **Telephone:** 07711 512836

4.2 Cycle Parking

At present, two bicycles are regularly stored securely within the building, located within the stairwell staircase at ground floor level. This informal arrangement operates effectively for the existing office use and meets all current operational needs.

Under the proposed subdivision, the existing internal cycle storage area within the stairwell will be retained for use by the upper floors office unit, allowing continued secure and convenient cycle parking in a similar location to the current arrangement.

In addition, a new cycle storage location will be provided for the ground floor office unit, positioned along the side of the building behind lockable gates, ensuring secure and accessible storage. Staff using the ground floor unit will also have the option to store bicycles within the office unit itself should they prefer.

The proposed arrangements ensure that **adequate and secure cycle parking continues to be provided** for both office units, without requiring external alterations that would affect the character or appearance of the building.

5. Waste and Refuse Storage

The proposed subdivision of the building will not materially increase the volume of waste generated beyond that associated with the existing lawful office use.

Appropriate provision will continue to be made on site for the storage of refuse and recycling using standard wheeled bins, in a manner consistent with the long-established operation of the building. Space is available within the site to accommodate refuse and recycling storage without affecting the public highway or requiring external alterations to the building.

6. Business Rates (Informative)

While not a planning consideration, it is noted that business rates are assessed separately by the Valuation Office Agency. Any subdivision resulting in separate lettable units may be assessed individually for rating purposes; however, this does not affect the lawfulness of the proposed development. This matter falls outside the scope of this application

7. Conclusion

The proposed internal subdivision of the existing office building:

- Remains entirely within **Use Class E**
- Involves no material external works
- Does **not constitute development** under Section 55 of the Town and Country Planning Act 1990
- Does **not represent a material change of use**

The proposal is therefore **lawful**, and it is respectfully requested that the London Borough of Camden grant a **Lawful Development Certificate (Proposed)** under Section 192 of the Act.

Havenhall Properties Limited

Address: 81 Maygrove Road, London NW6 2EG; **Telephone:** 07711 512836

8. Approved Drawings

The proposed development described in this statement is shown on the following drawings, submitted in support of this application:

- **250100/LDC/001** Site Location Plan (1:1250)
- **250100/LDC/010** Existing Site Plan (1.100)
- **250100/LDC/020** Existing Floor Plans – Ground & First Floors (1.100)
- **250100/LDC/021** Existing Floor Plans – Second Floor & Top Floor (1.100)
- **250100/LDC/110** Proposed Site Plan (1.100)
- **250100/LDC/120** Proposed Floor Plans – Ground & First Floors (1.100)
- **250100/LDC/121** Proposed Floor Plans – Second Floor & Top Floor (1.100)