

335-337 Lonsdale Road, Barnes, London SW13 9PY
Lawful Development Certificate
21 December 2021

Introduction

This document relates to a planning application in relation to the Property made on 30 April 2021 with reference number 21/1542/FUL (the **Planning Application**) in relation to 335-337 Lonsdale Road, Barnes, London SW13 9PY (the **Property**). In the context of the Planning Application, the Planning Officer has indicated that a Lawful Development Certificate application is required in relation to the existing use of the Property.

Context

The Property is constructed as a maisonette. The ground floor of the property has the house number 337 Lonsdale Road. The first floor and loft of the Property has the house number 335 Lonsdale Road. The Property forms part of a terrace of similar maisonettes and is flanked to its left by 331-333 Lonsdale Road and to its right by 339-341 Lonsdale Road.

The freehold title to the Property is registered at the Land Registry as 335-337 Lonsdale Road under a single title number SY239142. No leasehold titles are registered against the Property for either 335 or 337 Lonsdale Road. A copy of the title to the Property is contained in exhibit 1.

The Property retains the original layout of the two dwellings, with separate front doors, a kitchen and bathroom on each level, separate electricity supply and circuits and separate heating systems. However, only 335 Lonsdale Road is registered for council tax purposes under band G and the water supply bill is addressed to 335 Lonsdale Road.

The applicants under the Planning Application acquired the freehold title to the Property from Ann Cochrane (the **Former Owner**) on 1 February 2021 and have lived in the Property since then. The Former Owner acquired the Property in 1979. A copy of the Former Owner's title to the Property is provided as exhibit 2.

The purpose of the Planning Application is to refurbish the Property, combining the two former dwellings into a single integrated family residence.

Evidence

The applicants contend that the Property has been used as a single dwelling for at least the last 10 years based on the following evidence.

1. The applicants were the former owners of 333 Lonsdale Road from 5 August 2004 to 1 February 2021 and knew the Former Owner during that time.

To the best of their knowledge and belief, the Former Owner was the sole occupier of the Property during that period and did not let or licence the use of any part of the Property to any other person.

2. The applicants have obtained an email from John Bower, who is the brother and attorney for the Former Owner. The email corroborates that the Property was used by the Former Owner as a single dwelling during the period when she owned both 335 and 337 Lonsdale Road.

The email is attached as exhibit 3.

3. There is a clear correlation of council tax band G with other properties in the terrace on Lonsdale Road where the ground and upper floors of a maisonette are held under a single

freehold title, with no leasehold interests. This is consistent with such properties being single use dwellings.

The table below outlines council tax and Land Registry information in relation to other properties in the terrace on Lonsdale Road. The information has been sourced from the Land Registry and the 'Check and challenge your Council Tax band' page on the Gov.uk website.

Council Tax House Number	Land Registry Title	Floors	Council Tax Band
331 Lonsdale Road	331 Lonsdale Road Leasehold (TGL267483)	Ground Floor	D
333 Lonsdale Road	333 Lonsdale Road Leasehold (TGL262969)	Upper Floors	E
339 Lonsdale Road	339 Lonsdale Road Leasehold (TGL513642)	Ground Floor	D
341 Lonsdale Road	341 Lonsdale Road Leasehold (TGL512778)	Upper Floors	E
335 Lonsdale Road	335-337 Lonsdale Road Freehold (SY239142)	Ground and Upper Floors	G
301 Lonsdale Road	301 Lonsdale Road Freehold (SY208615)	Ground and Upper Floors	G
297 Lonsdale Road	297-299 Lonsdale Road Freehold (SY177331)	Ground and Upper Floors	G
289 Lonsdale Road	289-291 Lonsdale Road Freehold (SY158879)	Ground and Upper Floors	G

The freehold title to 331-333 Lonsdale Road is registered under title number SY240567. The freehold title to 339-341 Lonsdale Road is registered under title number SY235975.

The position of 335 Lonsdale Road in relation to council tax banding is equivalent to 297 and 289 Lonsdale Road. Copies of the title to 297 and 289 Lonsdale Road are provided as exhibits 4 and 5.

- The applicants have received confirmation by email from the Valuation Office Agency that the Property is in council tax band G with an effective date of 1 April 1993.

This is consistent with the statement in the email attached as exhibit 3 that the Former Owner 'arranged with Richmond Council for it to be considered as one property for payment of Rates'.

The email is attached as exhibit 6.