

Application ref: 2023/1065/P
Contact: Fast Track TY
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Date: 8 May 2023

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DP9 Ltd
100 Pall Mall
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 28 March 2023 the use described in the First Schedule below in respect of the land specified in the Second Schedule below, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Commencement of works in accordance with condition 1 (within three years from date of planning permission 2018/0645/P allowed on appeal ref. APP/X5210/W/19/3240401) dated 19/03/2020, for the redevelopment of porter's lodge and surface level car park to construct a part four, part five storey extension, including excavation of a basement level, to provide 9 self-contained residential flats and associated works.

Drawing Nos: E_00 (Site location plan); P_21 Rev A (Ground floor plan); Cover Letter from Town Legal LLP (ref. BRO005/0001) dated 13/03/2023; Statutory Declaration from Szymek Sowa (GS Construction & Design Ltd.) dated 03/03/2023; Site Inspection Report from Thames Building Control (ref. 2022/IN/19504) dated 03/03/2023; Photographic record of works from Carbogno Ceneda Architects (Images 1-7) dated between 14/02/2023 and 24/02/2023; Community Infrastructure Levy (CIL) Acknowledgement Notice from London Borough of Camden (ref. CCL3824-LP18001) dated 22/02/2023; Letter from Town Legal LLP (ref. BRO005/0001/4151-1094-8420/3/) dated 17/01/2023; Various Section 106 Discharge Notices numbered 1-5 (re. Planning Approval ref. 2018/0645/P); Various Discharge of Conditions Decision Notices (re. Planning Approval ref. 2018/0645/P).

Second Schedule:

Barrie House

**29 St Edmund's Terrace
London
NW8 7QH**

Reason for the Decision:

- 1 The evidence submitted confirms that, on the balance of probability, the works commenced in accordance with condition 1 (within three years from date of planning permission 2018/0645/P, allowed on appeal ref. APP/X5210/W/19/3240401) dated 19/03/2020, for the redevelopment of porter's lodge and surface level car park to construct a part four, part five storey extension, including excavation of a basement level, to provide 9 self-contained residential flats and associated works.

Informative(s):

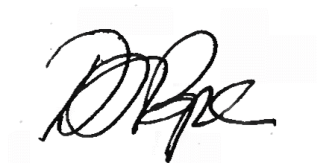
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer

Notes

1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the operations specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus, would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
3. The effect of the Certificate is also qualified by the provision in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material

change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.