

Application ref: 2023/0311/P  
Contact: Fast Track GG  
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Date: 8 May 2023

**Development Management**  
Regeneration and Planning  
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Bradley Van Der Straeten  
Studio 16, London Fields Studios  
11-17 Exmouth Place  
London  
E8 3RW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

### **Certificate of Lawfulness (Proposed) Granted**

The Council hereby certifies that the development described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Replacement of existing studio with a new outbuilding containing home office and gym in the rear garden.

Drawing Nos: Site Location Plan; A-0.1.0 Rev. PL1; A-7.0.1 Rev. PL1; A-7.1.0 Rev. PL1; A-7.1.1 Rev. PL1; A-7.1.2 Rev. PL1; A-7.1.3 Rev. PL1; Schedule of Compliance received on 23/01/2023.

Second Schedule:

**59 Dartmouth Park Road**  
**London**  
**NW5 1SL**

Reason for the Decision:

- 1 The proposed single storey home office and gym outbuilding is permitted under Class E of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015.

Informative(s):

- 1 The garden home office and gym outbuilding hereby approved should only be


used for purposes incidental to the enjoyment of the dwellinghouse.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular stamp.

Daniel Pope  
Chief Planning Officer

#### Notes

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. This Certificate applies only to the extent of the operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operation which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
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.