

Application ref: 2022/3950/P  
Contact: Fast Track SC  
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Date: 8 May 2023

**Development Management**  
Regeneration and Planning  
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Child Graddon Lewis  
Irongate House  
30 Dukes Place  
Spitalfields  
London  
EC3A 7LP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 02 December 2022 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:

Use as self-contained flat. Class (C3)

Drawing Nos:

Tenancy Deposit Scheme - Flat 101 - 21/05/2021 - 20/05/2022 - Sam Kamall & Elodie Vincent; Flat 102 - 24/05/2021 - 23/05/2022 - Harvey Rich & Amelia Paszkowski; Flat 102 - 05/08/2022 - 04/08/2023 - Luis Diaz & Anastasia Stulova; Flat 103 - 05/06/2021 - 16/05/2022 - Luis Diaz & Anastasia Stulova; Flat 201 - 07/05/2021 - 06/05/2022 - Kane Morgan Thomas and Ella Rosy Dean; Flat 202 - 26/05/2021 - 25/05/2022 - Richard A P Alpaca & Franz G Cortez Vega; Flat 202 - 30/04/2021 - 29/04/2022 - Nicola Jayne Frost; Rent Schedule - Flat 101 - 5 Anglers Lane - Rent Schedule - 05/01/2018 - 25/12/2020 - Sonder Europe Ltd; Flat 102 - 5 Anglers Lane - Rent Schedule - 05/01/2018 - 25/12/2019 - Sonder Europe Ltd; Flat 103 - 5 Anglers Lane - Rent Schedule - 05/01/2018 - 25/12/2019 - Sonder Europe Ltd; Flat 201 - 5 Anglers Lane - Rent Schedule - 05/01/2018 - 25/12/2019 - Sonder Europe Ltd; Flat 202 - 5 Anglers Lane - Rent Schedule - 05/01/2018 - 25/12/2019 - Sonder Europe Ltd; Flat 203 - 5 Anglers Lane - Rent Schedule - 05/01/2018 - 25/12/2019 - Sonder Europe Ltd - Rent & Council Tax (Payments) - Residential Use - Flat 101, 5 Anglers Lane - Council Tax & Rent - 10/2017 - 2/2023; Flat 102, 5 Anglers Lane - Council Tax & Rent - 10/2017 - 2/2023; Flat 103, 5 Anglers Lane - Council Tax & Rent - 10/2017 - 2/2023; Flat 201, 5

Anglers Lane - Council Tax & Rent - 10/2017 - 2/2023; Flat 202, 5 Anglers Lane - Council Tax & Rent - 10/2017 - 2/2023; Flat 203, 5 Anglers Lane - Council Tax & Rent - 10/2017 - 2/2023 - Sonder Europe Ltd & Sonder Canada Inc - Rent Paid (Debtor History Report) - Flat 101 - Rent Payments - 04/01/2018 - 25/03/2021 - Sonder Europe Ltd & Sonder Canada Inc; Flat 101 - Rent Payments - 05/01/2018 - 25/12/2020 - Kamal & Vincent; Flat 101 - Rent Payments - 17/05/2021 - 21/02/2023 - Sam Kamall & Elodie Vincent; Flat 102 - Rent Payments - 04/01/2018 - 25/03/2021 - Sonder Europe Ltd & Sonder Canada Inc; Flat 102 - Rent Payments - 24/05/2021 - 10/08/2022 - Harvey Rich & Amelia Paszkowski; Flat 102 - Rent Payments - 07/07/2022 - 01/03/2023 - Luis Diaz & Anastasia Stulova; Flat 103 - Rent Payments - 04/01/2018 - 25/03/2021 - Sonder Europe Ltd & Sonder Canada Inc; Flat 103 - Rent Payments - 19/05/2021 - 5/03/2023 - Edward James-Morley & Emma Wood; Flat 201 - Rent Payments - 04/01/2018 - 25/03/2021 - Sonder Europe Ltd & Sonder Canada Inc; Flat 201 - Rent Payments - 07/05/2021 - 07/03/2023 - Kane Morgan Thomas & Ella Rosy Dean; Flat 202 - Rent Payments - 24/05/2021 - 26/02/2023 - Richard A P Alpaca & Franz Vega; Flat 202 - Rent payments - 04/01/2018 - 25/03/2021 - Sonder Europe Ltd & Sonder Canada Inc; Flat 203 - Rent payments - 04/01/2018 - 25/03/2021 - Sonder Europe Ltd & Sonder Canada Inc; Flat 203 - Rent payments - 30/04/2021 - 28/02/2023 - Nicola Jayne Frost - Council Tax - HBSV(All) 5 Anglers Council Tax Payments - 24/10/2017 - 16/07/2021; Flat 101 - Council Tax - 5185984 - 24/10/2017; Flat 102 - Council Tax - 5185985 - 24/10/2017; Flat 103 - Council Tax - 5185986 - 24/10/2017; Flat 201 - Council Tax - 5185987 - 24/10/2017; Flat 202 - Council Tax - 5185988 - 24/10/2017; Flat 203 - Council Tax - 5185989 - 24/10/2017 - Energy Performance Certificates - Flat 101 - Energy Performance Certificate - 8703-7839-5739-5482-3902 - 2/11/2017 Flat 102 - Energy Performance Certificate - 8993-7839-5739-9472-3902 - 2/11/2017 Flat 103 - Energy Performance Certificate - 0526-2973-7339-5643-8994 - 2/11/2017 Flat 201 - Energy Performance Certificate - 8993-7839-5739-9472-3902 - 2/11/2017 Flat 202 - Energy Performance Certificate - 0528-3973-7349-5843-8910 - 2/11/2017; Flat 203 - Energy Performance Certificate - 8773-7839-5749-2472-3906 - 2/11/2017; Additional Information - Letter from Martin Macro (Director) - HB Surveyors and Valuers Ltd; Correspondence Street naming and numbering; 3318 Greendoor Final Certificate and letter to client; 5-8 Anglers Lane Building Control Commencement Details; 3318 Greendoor Building Control Site

Second Schedule:

**Flat 103  
5 Anglers Lane  
London  
Camden  
NW5 3DG**

Reason for the Decision:

- 1 The use as a self-contained flat began more than four years before the date of this application.

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 grey rectangular background.

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 use specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus, was 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.