

Application ref: 2022/4479/P
Contact: Fast Track SC
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Date: 8 May 2023

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Ganguly Architects Ltd.
Handel House
Edgware
IG10 1EF
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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 16 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:

Use as self-contained maisonette (Class C3).

Drawing Nos: 190-PL-001-2022; 190-PL-002-2022; 190-PL-003-2022; 190-PL-004-2022; 190-PL-005-2022; Tenancy Deposit Certificate - TDS 24/07/2012; Notification of Deletion of Existing Rating - 25/07/2012; Confirmation of Tenancy - 5/07/2012 - Neil & Renata; Building Control Certificate - NN642 - 11/09/2012; Email from VOA - 30/09/2022; Cover letter to Camden Council - 15/10/2023 Electrical Certificates Domestic Electrical Installation Certificate - 0085255; Domestic Electrical Installation Condition Report - 21490373 - 17/07/2020; Domestic Electrical Installation Certificate & Condition Report - 21490373 - 17/07/2021 Gas Safety Certificates; Gas safety - 9/03/2012; Gas Safe Register - 731621 - 9/03/2012; Gas Safety - 4016196 - 30/07/2013; Gas Safe Register - 7w3 4ax - 10/10/2015; Gas Safe Register - 7w3 4ax - 15/10/2016; Gas Safe Register - 7w3 4ax - 16/10/2017; Gas Safe Register - 7w3 4ax - 20/12/2018; Gas Safety Certificate - 1503819 - 1/03/2021 Invoices MK refurbishment Ltd - Invoice 242 - 22/02/2011; MK refurbishment Ltd - Invoice 250 - 6/04/2011; MK refurbishment Ltd - Invoice 268 - 2/08/2011; MK refurbishment Ltd - Invoice 285 - 25/10/2011; MK refurbishment Ltd - Invoice 323 - 22/06/2012; MK refurbishment Ltd - Invoice 330 - 22/7/2012; MK refurbishment Ltd - Invoice 351 - 1/11/2012 Drawings: 190-PL-001-2022; 190-PL-002-2022; 190-PL-003-2022; 190-PL-004-2022; 190-PL-

005-2022; Tenancy Agreements Tenancy Agreement - Neil Wedlake - 24/07/2013 - 23/07/2014; Tenancy Agreement - Daniel Weiner & Miriam Leaman - 09/10/2015 - 08/10/2016; Tenancy Agreement - Barry Adams - 01/04/2017 - 31/03/2018; Tenancy Agreement - Barry Adams & Linda Frawley - 27/02/2018 - 31/03/2019; Tenancy Agreement - Mehmed Gokcel, Cagri Ustaoglu, Huseyin Altinsoy - 04/10/2019 - 3/10/2022; Tenancy Agreement - Joanna Evans & Itamar Cohen - 18/07/2020 - 17/07/2022.

Second Schedule:

**Maisonette 1st And 2nd Floor
7 Belsize Terrace
London
Camden
NW3 4AX**

Reason for the Decision:

- 1 On the balance of probability, the self-contained Maisonette on the 1st and 2nd floor (Class C3) began more than ten 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



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 would have been 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.