

Application ref: 2023/0913/P
Contact: Duty Determination Team
Tel: 020 7974 4444
Email: planning@camden.gov.uk
Date: 1 June 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

MIRA A Architecture + Engineering
167-169 Great Portland Street
London
W1W 5PF

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:

Confirmation of the implementation of works under planning permission ref: 2020/0519/P granted on 21-09-2020 for Demolition of the existing residential dwelling and redevelopment for a new residential dwelling with basement (Class C3).

Drawing Nos: TQRQM23061181617992 and document ref. PD 79 - 2023 AR dated 15 February 2023

Second Schedule:

79 Avenue Road
London
NW8 6JD

Reason for the Decision:

- 1 The evidence submitted confirms that operational works permitted under planning permission 2020/0519/P dated 21 September 2020 have begun on site within three years of the date of the permission and that the permission has therefore been implemented on-site.

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 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use*/operations*/matter* specified in the First Schedule taking place on the land described in the Second Schedule was*/would have been* lawful on the specified date and thus, was not*/would not have been* liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the use*/operations*/matter* described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use*/operations*/matter* which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. 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.