

Application ref: 2023/1417/P
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Ellell Architects
Unit 5F Canonbury Yard
190 New North Road
LONDON
N1 7BJ

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:

Erection of ground floor extensions at side and rear of house and an outbuilding in rear garden.

Drawing Nos: EFA-039-A-00-001; EFA-039-A-04-101 Rev P2; EFA-039-A-04-104 Rev P2; EFA-039-A-04-202 Rev P2; EFA-039-A-04-300 Rev P2; EFA-039-A-04-302 Rev P2; EFA-039-A-06-100 Rev P2; EFA-039-A-06-103 Rev P2; EFA-039-A-06-202 Rev P2; EFA-039-A-06-300 Rev P2; EFA-039-A-06-302 Rev P2; Supporting Statement dated 31.03.2023.

Second Schedule:

32 Hartland Road
London
NW1 8DD

Reason for the Decision:

- 1 The single storey rear and side extensions are permitted under Class A of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2 The 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 proposed outbuilding hereby permitted shall only be used for a purpose incidental to the enjoyment of the dwellinghouse.
- 2 The development would only constitute permitted development if the materials used in any exterior work to the single storey side and rear extension subject to the grant of this certificate, shall be of similar appearance to those used in the construction of the exterior of the existing dwelling house, in accordance with Condition A.3 of the Town & Country Planning (General Permitted Development) Order 2015.

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.