

Application ref: 2023/2259/P
Contact: Fast Track TY
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Date: 16 July 2023

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London Borough of Camden
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WC1H 9JE

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

Archiside Limited
10 The Walk
Fox Lane
London
N13 4AA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 23 June 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 2 x self-contained flats at 2nd floor level (2-bed unit) and 3rd floor level (1-bed unit), including installation of 2 x front rooflights.

Drawing Nos: Site location plan; AP.01, AP.02, P.01, P.02; Supporting documents (2nd floor flat) - Assured Shorthold Tenancy agreements from Estate Management London signed 22/06/2017, 09/06/2022 and 20/04/2023 respectively; Tenant Rent Statement from Estate Management London (ref. TE1130) dated 31/05/2023; Inventory & Schedule of Condition document from No-Letting-Go Inventory Management dated 17/12/2014; Supporting documents (3rd floor flat) - Assured Shorthold Tenancy agreements from Estate Management London signed 18/05/2017, 22/08/2019, 19/10/2022 and 22/05/2023 respectively; Tenant Rent Statements from Estate Management London (ref. TE1268) dated 25/05/2023; Inventory & Schedule of Condition documents from No-Letting-Go Inventory Management dated 24/05/2017 and 01/09/2019; Council Tax Statement (account ref. 83420259) dated 18/09/2019; Council Tax document from www.tax.service.gov.uk.

Second Schedule:

25 Birchington Road
London
NW6 4LL

Reason for the Decision:

- 1 Sufficient evidence has been provided to demonstrate that, on the balance of probability, the use/building works as described in the First Schedule began/were completed more than four years before the date of this application.

Informative(s):

- 1 The granting of this certificate is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Town and Country Planning Act 1990 as amended. Planning advice may be sought from the Council's Development Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 4444) or by email at planning@camden.gov.uk.

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 was 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.