

Application ref: 2023/2441/P
Contact: Fast Track TY
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Date: 1 October 2023

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

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Salisbury Jones Planning
33 Bassein Park Road
London
W12 9RW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 18 July 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 of part of building as 18 studio flats.

Drawing Nos: Unnumbered Site Location Plan; (HD-922/-)5000, 5001, 5002, 5003, 5004, 5005 rev B; Planning Statement from Salisbury Jones Planning (ref. SJP/06/06/2023) received 13/06/2023; Assured Tenancy Agreements from 15/09/2018 to 14/10/2023 (Flat F5) and from 01/03/2018 to 29/02/2024 (Flat C5); Statutory Declarations dated 31/05/2023 (from Daniel Elghanian, Jarek Zurek, Ricky Stone (Stones Residential Ltd), Mohamed Salman and Filipa da Cunha Thomas) and dated 05/06/2023 (from Denise Barbarino); Email with photographs (external works) from Salisbury Jones Planning dated 31/08/2023.

Second Schedule:

165-167 Haverstock Hill
London
NW3 4QT

Reason for the Decision:

- 1 Sufficient evidence has been provided to demonstrate that, on the balance of probability, the use as described in the First Schedule began 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 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.

