

Application ref: 2023/3173/P
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Date: 11 October 2023

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

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planning@camden.gov.uk

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Montagu Evans LLP
70
St Mary Axe
London
EC3A 8BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 15 September 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 the 2 ground floor rooms for residential purposes for a continuous period of more than 4 years as part of upper floors as use as a single dwelling house (Use Class C3).

Drawing Nos: Planning cover Letter REF PD11642/TM/TP dated 02/08/2023 prepared by Montagu Evans LLP, Ground floor plan denoting the space which has been in use for residential purposes in excess of four years, Statutory Declarations from R. England, signed 30.06.2023, A. Ashot, signed 14.07.2023, A. Szkudlarek, signed 18.07.2023, K. Smith, signed 12.07.2023, S. Kempadoo, signed 12.07.2023, S. McCarthy, signed 14.07.2023, and C. Desmons, signed 13.07.2023, Council tax records from 2018; and TV license bills from 2021

Second Schedule:

47 Great Russell Street
London
WC1B 3PB

Reason for the Decision:

- 1 The use of the 2 ground floor rooms for residential purposes as part of upper

floors as use as a single dwelling house 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*/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.