

Application ref: 2023/3928/P
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Date: 26 October 2023

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Pelican Architecture and Design Ltd
192D Campden Hill Road
Notting Hill Gate
London
W8 7TH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 26th October 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:

Commencement of development in accordance with Condition 1 of planning permission reference 2020/5542/P dated 2nd February 2021 for 'Erection of extension to front first floor balcony and removal of external staircase. Erection of front bin store and cycle stand.'

Drawing Nos:

Cover letter by Pelican Architecture & Design dated 20.10.23; 7310/P-05 Rev.B; 7310/PL-08 Rev.B; 7310/P-05 Rev.D; 7310/PL-08 Rev.D and 7310/PL-PH Rev.C.

Second Schedule:

5-6 Park End
London
NW3 2SE

Reason for the Decision:

- 1 It is considered that the works completed on site constitute development and were begun within three years of the date of the planning permission reference 2020/5542/P dated 2nd February 2021, and therefore are lawful.

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 2023.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a faint rectangular stamp.

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.