

Application ref: 2023/4327/P  
Contact: Sophie Bowden  
Tel: 020 7974  
Email: [Sophie.Bowden@camden.gov.uk](mailto:Sophie.Bowden@camden.gov.uk)  
Date: 27 October 2023

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Gerald Eve  
One Fitzroy,  
6 Mortimer Street,  
London  
W1T 3JJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

### **Certificate of Lawfulness (Existing) Granted**

The Council hereby certifies that on the 19 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:

Confirmation that planning permission 2020/2470/P has lawfully commenced within the permitted three-year period

Drawing Nos: Completed Application form and certificates

Site Location Plan

Planning Cover Letter dated 5 October 2023 prepared by Gerald Eve

Enclosure 1 - Decision notice for planning permission reference 2020/2470/P

Enclosure 2 - Statutory Declaration prepared by JRL Demolition

Initial photographs

Completion photographs

#### Second Schedule:

**Development Site At Former University Of Westminster Central St Martins College  
Campus**

**Southampton Row**

**London**

**Camden**

**WC1B 4AF**

Reason for the Decision:

- 1 The evidence submitted sufficiently demonstrates that the works carried out in association with planning application 2020/2470/P are a material operation which commenced before the planning permission expired.

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



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.