

Application ref: 2023/3449/P  
Contact: Fast Track TY  
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Date: 8 November 2023

**Development Management**  
Regeneration and Planning  
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London  
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Savills  
33 Margaret Street  
London  
W1G 0JD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that the development described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Replacement of potentially combustible materials with alternative non-combustible materials.

Drawing Nos: (23120-SC-)001, 002, 010, 011, 012, 100 rev 02, 101 rev 02, 102 rev 03;  
Letter from Savills dated 02/11/2023.

Second Schedule:

**Flats 1-22**  
**1 Winchester Mews**  
**London**  
**NW3 3NH**

Reason for the Decision:

- 1 The works are not considered to fall within the "meaning of development" requiring planning permission as defined by the Town and Country Planning Act 1990.

Informative(s):

- 1 As this application is for a certificate of lawful development rather than for

planning permission, there is no requirement to submit a fire statement and no mechanism to make an assessment in respect of fire safety within this application. You are strongly advised to prepare a fire statement.

The works are subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 2 It is noted that existing and proposed drawings (ref. 23120-SC-011 and 101 rev 02 respectively) do not correspond in respect to 'west elevation 4' (the existing drawing appears to exclude an existing projection to the left-hand side of the building). In order to avoid confusion, this certificate is granted only for the works as described in the First Schedule above and for no other works.

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 192 of the Town and Country Planning Act 1990 (as amended).
2. This Certificate applies only to the extent of the operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
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.