

Application ref: 2023/4927/P  
Contact: Kristina Smith  
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Date: 22 November 2023

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

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Philip Meadowcroft Architects  
Studio 1A Highgate Business Centre  
33 Greenwood Place  
London  
NW5 1LB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 17 November 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 ref. 2020/2604/P (dated 08/12/23) for 'Erection of front extensions between one and three storeys plus landscaping and cycle parking to 'Gregory House' situated in north-west of Coram campus (to be delivered in two phases)' was lawfully implemented by the carrying out of material operations prior to the expiry of the permission.

Drawing Nos: Implementation photos numbered 1-6; Cover email dated 20/11/2023; 1910\_001.

#### Second Schedule:

**41 Brunswick Square**  
**London**  
**WC1N 1AZ**

#### Reason for the Decision:

- 1 The evidence submitted confirms that operational works permitted under planning permission 2020/2604/P, dated 08/12/23, began on the site within three years of the date of the permission and that the permission has therefore been implemented on site.

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](mailto: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.