

Application ref: 2023/5031/P
Contact: Fast Track Team
Tel: 020 7974
Email:
Date: 7 February 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

DP9
100 Pall Mall
St James's
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 17 January 2024 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 2020/0728/P as amended by 2022/1566/P (dated 03/02/2021 and 24/08/2022) for "Demolition of existing buildings (Class B2); erection of 5 storey building (plus rooftop pavilions/plant and basement) to provide a mixed Class C2/D1 healthcare facility (Sui Generis)." were lawfully implemented by the carrying out of material operations prior to the expiry of the permission.

Drawing Nos: 1485_00(00)_002_01; 1485_00(00)_100_01; 1485_00(00)_101_01;
1485_00(00)_102_01; 1485_00(00)_130_01; 1485_00(00)_160_01;
1485_00(00)_161_01; 1485_00(00)_162_01; 6 x photographs; Section 106 Discharge Notice; Construction/Demolition Management Plan dated February 2021 (Part 1 - x14 pages); Construction/Demolition Management Plan (Part 2- x21 pages); Construction/Demolition Management Plan (Part 3 - x1 page); Covering Letter dated 24th November 2023 (x 3 pages); Demo pictures in progress and monitoring from Cushman & Wakefield (x 4 pages) dated 2nd July 2021, 9th July 2021, 16th July 2021 and 13th August 2021; Plan of ground obstructions removed during demolition.

Second Schedule:

**Development At Former 72 To 86
Royal College Street
London**

**Camden
NW1 0TH**

Reason for the Decision:

- 1 The evidence submitted confirms that operational works permitted under planning permission 2020/0728/P, dated 03/02/21, as amended by planning permission 2022/1566/P, dated 24/08/22, began on the site within three years of the expiry date of the original permission (03/02/2024) 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.

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.