

Application ref: 2024/0891/P
Contact: Fast Track TY
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Date: 25 April 2024

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Ms Helen Cizain
Flat 3-4
Atlantic House
128 Albert Street
London
NW1 7NE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 09 April 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:

Continued use of 2 bed flat (no. 3) and 3 bed flat (no. 4) as a single residential unit.

Drawing Nos: Site location plan; 2nd floor and loft plans - Flat 3 (CPC-LP-4176-3) dated 25/09/2014; Flat 4 (CPC-LP-4176-4) dated 25/09/2014; Flats 3 and 4 (CPC-LP-4176) dated 25/09/2014; Flats 3 and 4 (unnumbered) dated 24/01/2024; Council Tax Bills (variously dated between 2011 and 2024); Valuation Office Agency (VOA) Cover Letter and Application Form dated 2010.

Second Schedule:

Flat 3-4
Atlantic House
128 Albert Street
London
NW1 7NE

Reason for the Decision:

- 1 The use of Flats 3 and 4 as a single residential unit began more than four years before the date of this application.

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

A handwritten signature in black ink, appearing to read 'DP', is written over a light grey rectangular background.

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 specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.
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.