

Application ref: 2022/5009/P
Contact: Fast Track TY
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Date: 30 January 2023

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Maven Plan
303a Riverbank House
1 Putney Bridge Approach
Fulham
London
SW6 3JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 23 December 2022 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:

Commencement of works in accordance with condition 1 (within three years from date of permission) of planning permission (2016/2470/P) granted 18/11/2016 for the demolition of existing vicarage and erection of a terrace comprising a replacement 3 bedroom vicarage with 1 bed flat above and a further 2 x 4 bedroom terrace houses with associated hard and soft landscaping.

Drawing Nos: 1984-01-DRG-001; Covering Letter from Maven Plan (including various documents numbered 1 to 7 inclusive) dated 17/10/2022.

Second Schedule:

St Peters Vicarage
53 Belsize Square
London
NW3 4HY

Reason for the Decision:

- 1 The evidence submitted confirms that, on the balance of probability, the works commenced in accordance with condition 1 (within three years from date of permission) of planning permission (2016/2470/P) granted 18/11/2016, for the

demolition of existing vicarage and erection of a terrace comprising a replacement 3 bedroom vicarage with 1 bed flat above and a further 2 x 4 bedroom terrace houses with associated hard and soft landscaping.

Informative(s):

1

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 'DPope', 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. 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.