

Application ref: 2024/1888/P
Contact: Fast Track TY
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Date: 13 June 2024

Development Management
Regeneration and Planning
London Borough of Camden
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ADL Planning Pty Ltd
1 The Arbory
Plumpton Lane
Great Plumpton
PR4 3NH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 16 May 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:

Alterations and extensions to the dwellinghouse.

Drawing Nos: Unnumbered site location plan; 37/B01, 37/B02; Cover Letter from ADL Planning Pty Ltd. dated 13/05/2024; Statutory Declaration (with appendices) from Robert John Dearman dated 10/05/2024; Council Tax bills (various) from 2013 to present; Certificate of Completion from Camden Council Building Control (application ref. 11/2/1775) dated 08/05/2013 (and associated deposit of plans); Various photographs (with date stamps).

Second Schedule:

Flat Basement And Ground Floor
3 Mansfield Road
London
NW3 2JD

Reason for the Decision:

- 1 Sufficient evidence has been provided to demonstrate that, on the balance of probability, the building works described in the First Schedule were completed more than four years before the date of this application.

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 the National Planning Policy Framework 2023.

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 operations 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.