

Application ref: 2024/3301/P  
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Date: 24 September 2024

**Development Management**  
Regeneration and Planning  
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Henry Planning Ltd  
163  
Church Hill Road  
East Barnet  
Barnet  
EN4 8PQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 08 August 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:**

Installation of a door, glass balustrade and artificial grass to the rear roof at third floor level.

Drawing Nos: Location plan; Confirmation letter dated 15 July 2024 prepared by Arik Amar, Director of Best Home Solutions Ltd.; Statutory Declaration dated 5 August 2024 by Arik Amar; Planning Statement prepared by Henry Planning Consultancy and Development; three attached photos taken in March 2020 following completion of the works.

**Second Schedule:**

**Flat 4**  
**74 Fortune Green Road**  
**London**  
**NW6 1DS**

**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](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 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. This Certificate applies only to the extent of the operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations 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.