

Application ref: 2024/4400/P
Contact: Fast Track GG
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Date: 19 November 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

Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 15 October 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 2020/5883/P and listed building consent 2021/0122/L (dated 19/11/2021 and 22/11/2021) for "erection of basement extension and installation of ventilation riser at roof level. Internal alterations" were lawfully implemented by the carrying out of material operations prior to the expiry of the permissions.

Drawing Nos: Site Location Plan; Copy of the decision letter for 2022/0428/P (Approval of Details application); Copy of the Section 106 Discharge Notice dated 26th June 2024 (clauses 4.2 (a), 4.1 (b) and 4.3); Copy of the Section 106 Discharge Notice dated 29th July 2024 (clause 4.2 (b)); Copy of the Section 106 Discharge Notice dated 2nd August 2024 (clause 4.1 (a)); Copy of the Section 106 Discharge Notice dated 26th September 2024 (clause 5.1); Site Implementation Works dated 10th October 2024 (x 4 pages) including date stamped photographs of completed works; Covering Letter from Savills dated 10th October 2024 (x 8 pages).

Second Schedule:

25 John's Mews
London
WC1N 2NS

Reason for the Decision:

- 1 The evidence submitted confirms that operational works permitted under planning permission 2020/5883/P and listed building consent 2021/0122/L, dated 19/11/2021 and 22/11/2021, began on the site within three years of the expiry date of the original permissions (19/11/2024 and 22/11/2024) and that the permissions have 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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.