

Application ref: 2024/4520/P
Contact: Fast Track GG
Tel: 020 7974 4444
Email: Geri.Gohin@Camden.gov.uk
Date: 26 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

Unknown Works Limited
Studio 8A
Stamford X
Gillett Street
London
N16 8JH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Proposed) Granted

The Council hereby certifies that the development described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Formation of a window at lower ground floor level including a pivot wall for ventilation and formation of a window at first floor level, both on the side elevation.

Drawing Nos: Site Location Plan; 0046-UW-04-03-DR-A-A1.101 Revision 4; 0046-UW-04-03-DR-A-A1.103 Revision 4; 0046-UW-04-03-DR-A-A2.103 Revision 4; 0046-UW-04-03-DR-A-A3.101 Revision 4; 0046-UW-04-03-DR-A-X1.100 Revision 1; 0046-UW-04-03-DR-A-X1.102 Revision 1; 0046-UW-04-03-DR-A-X2.103 Revision 1; 0046-UW-04-03-DR-A-X3.101 Revision 1; Planning Statement dated July 2024 (x 4 pages).

Second Schedule:

17 Dartmouth Park Avenue
London
NW5 1JL

Reason for the Decision:

- 1 The formation of a window at lower ground floor level including a pivot wall for ventilation and the formation of a window at first floor level, both on the side elevation is permitted under Class A of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informative(s):

- 1 The development would only constitute permitted development if the materials used in any exterior work to the proposed windows subject to the grant of this certificate, shall be of similar appearance to those used in the construction of the exterior of the existing dwelling house, in accordance with Condition A.3 of the Town & Country Planning (General Permitted Development) Order 2015 (as amended).
- 2 You are advised that the formation of a window at first floor level on the side elevation was granted on 30th August 2024 as part of a Non-Material Amendment application reference: 2024/1434/P to a householder application reference: 2023/1650/P. The window must be implemented in accordance with the conditions of planning approval reference 2023/165/P, as amended by permission reference 2024/1434/P.

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 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use*/operations*/matter* specified in the First Schedule taking place on the land described in the Second Schedule was*/would have been* lawful on the specified date and thus, was not*/would not have been* liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the use*/operations*/matter* described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use*/operations*/matter*

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.