

Application ref: 2024/5195/P
Contact: Fast Track GG
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Orcadian Planning
Windy Nook
Chorleywood Bottom
Rickmansworth
WD3 5JB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 26 November 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:

Use of the property as a single dwellinghouse.

Drawing Nos: Site location plan; Approved plans (x 15 pages) submitted as part of the planning application granted on 5th February 2024 (2023/3443/P); Existing Ground Floor Plan - DKR01-GC-ZZ-GF-DP-A-100; Existing Lower Ground Plan - DKR01-GC-ZZ-LG-DP-A-100; Covering Letter dated 22 November 2024 (x 4 pages); Photographs (x 2 pages); Details from Rightmove; Council Tax bill dated 07/03/2023 (for the period of 01/04/2023 to 01/01/2024) addressed to Mrs O Borovskign and Mr A Migita to 16 Eldon Grove; Thames Water bill dated 30 May 2023 (for the period of 1 February 2023 to 26 May 2023) addressed to Mrs Olga Borovskikh to 16 Eldon Grove; Ovo energy bill dated 14th November 2024 (for the period of 15th October - 14th November 2023) addressed to Mrs Olga Borovskikh to 16 Eldon Grove; Ovo energy bill dated 14th November 2024 (for the period of 15th July - 14th August 2024) addressed to Mrs Olga Borovskikh to 16 Eldon Grove; Sworn Addidavit of Ms Olga Borovskikh dated 22.11.2024; Sworn Addidavit of Mr Alexander Migita dated 22.11.2024.

Second Schedule:

16 Eldon Grove
London
NW3 5PT

Reason for the Decision:

- 1 The existing use of the property as a single dwelling house began more than four years before the date of this application.

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 use 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.