

Application ref: 2025/0437/P  
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Date: 5 March 2025

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Dunthorne Parker Architects  
c/o Mr Malcolm Parker  
2 Frognal Close  
London  
NW3 6YB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 05 February 2025 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:

Commencement of works in accordance with condition 1 (within three years from date of permission) of planning permission (2018/4241/P) and with condition 1 (within three years from date of consent) of listed building consent (2018/3040/L), both dated 26/03/2019, for the erection of a single storey rear extension to the rear of the existing garages to provide a garden room/workshop, replacement of rear and side boundary fence treatment, replacement of garage doors on the garage, replacement patio doors on the ground floor rear elevation, installation of timber decking to the rear of the main building, internal alterations to the first floor bathroom, and external repairs and cleaning of walls and roofs.

Drawing Nos: Unnumbered site location plan; Photographic record of works (from 2021 to 2022) and Cover letter from Dunthorne Parker Architects dated 30/01/2025.

#### Second Schedule:

**2 Frognal Close**  
**London**  
**NW3 6YB**

#### Reason for the Decision:

- 1 The evidence submitted confirms that, on the balance of probability, the works

commenced in accordance with condition 1 (within three years from date of planning permission (2018/4241/P) and with condition 1 (within three years from date of consent) of listed building consent (2018/3040/L), both dated 26/03/2019, for the erection of a single storey rear extension to the rear of the existing garages to provide a garden room/workshop, replacement of rear and side boundary fence treatment, replacement of garage doors on the garage, replacement patio doors on the ground floor rear elevation, installation of timber decking to the rear of the main building, internal alterations to the first floor bathroom, and external repairs and cleaning of walls and roofs.

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. This Certificate applies only to the extent of the matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
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.