

Application ref: 2024/5751/P
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Date: 11 March 2025

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Kerford IPC
The Old Granary
Bawtry Road
Everton
DN10 5BS

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:

Use of property as a dwellinghouse (Use Class C3a).

Drawing Nos:

Valuation report prepared by Premier dated 13 December 2006; Business Rates letter produced by London Borough of Camden dated 7/8/2019; Report on Title prepared by Seddons dated 23rd October 2006; Title Register for 24 Tottenham Street (Accessed on 15 November 2024 at 09:19:54); Flood map dated 15 Dec 2023; Planning Statement prepared by Kerford IPC dated 3rd February 2024;

Existing drawings (drawing numbers: 009; 010; 011; 012; 013; 014; 015; 020);

Proposed drawings (drawing numbers: 109; 110; 111; 112; 113; 114; 115; 120);

Site location plan

Second Schedule:

24 Tottenham Street

London

W1T 4RG

Reason for the Decision:

- 1 The use of the property as a dwelling existed for the 10 years prior to 30th March 2019. From this date, the use of the property as an office was not

immune from enforcement action and so does not change the lawful use of the property as a dwelling.

Informative(s):

1

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.

