

Application ref: 2025/0175/P  
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Date: 12 March 2025

**Development Management**  
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W2 1ED

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 27 January 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:

Use of the basement and part ground floor as a self-contained residential unit (Class C3).

Drawing Nos: Building Control Certificate, (dated May 2014), Property Valuation (dated July 2014), Inventory List (dated May 2014), Rent Invoices (various - dated between October 2014 - June 2022), Council Tax Records (dated between 2014-2016), Tenancy Agreement (dated August 2015), Landlord Gas Safety Record (various - dated between August 2017 - July 2024), Business Rates Bills (dated October 2014), EPC Certificate (dated February 2024), Site Location Plan, Block Plan (drawing no. PLAN01 - dated November 2024), Existing Elevations and Floor Plans (drawing no. PLAN02 - dated November 2024).

Second Schedule:

**Basement Flat**  
**42 Chalcot Road**  
**London**  
**NW1 8LS**

Reason for the Decision:

- 1 The use of the basement and part ground floor as a single self-contained dwelling 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\*/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.

