

Application ref: 2024/5263/P
Contact: Fast Track GG
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Date: 13 March 2025

Development Management
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bubble architects
Studio 401, The Busworks
39-41 North Street
LONDON
N7 9DP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 31 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:

Confirmation that planning permission 2022/5380/P (dated 11/04/2023) for "infilling of part of the rear lightwell at basement level to provide additional accommodation plus new external terrace above at garden level" was lawfully implemented by the carrying out of material operations prior to the expiry of the permission.

Drawing Nos: Site Plan and Location Plan (Drawing No. P-Si-D-011); Existing Basement Ground Floor and Roof Floor Plan (Drawing No. P-B1/00-D-003 Rev A); Existing Section AA (Drawing No. X-AA/BB-D-004); Existing Rear Elevation (Drawing No. E-S-D-005); Proposed Basement, Ground Floor and Roof Plan (Drawing No. P-B/00-D-013 Rev A); Proposed Section AA and BB (Drawing No. X-AA/BB-D-014 Rev A); Proposed Rear Elevation (Drawing No. E-S-D-015); Proposed Basement, Ground Floor and Roof Plan (Drawing No. P-B/00-D-013 Rev B); Proposed Section AA and BB (Drawing No. X-AA/BB-D-014 Rev B); Proposed Rear Elevation (Drawing No. E-S-D-015 Rev A); Covering Letter (including photographs of the void to be infilled) from Bubble Architects dated 8th November 2024 (x 3 pages).

Second Schedule:
Flat A
12 Denning Road
London
NW3 1SU

Reason for the Decision:

- 1 The evidence submitted confirms that operational works permitted under planning permission 2022/5380/P, dated 11/04/2023, began on the site within three years of the expiry date of the original permission (11/04/2026) and that the permission has therefore been implemented on site.

Informative(s):

- 1 The granting of this certificate is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Town and Country Planning Act 1990 as amended. Planning advice may be sought from the Council's Development Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 4444) or by email at planning@camden.gov.uk.

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 operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations which are 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.