

Application ref: 2025/0648/P
Contact: Fast Track TY
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Date: 16 March 2025

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Long Lane Architects
5-7 Tanner Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 17 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:

Use as 3 x separate residential units (Class C3) and rear extensions at ground floor level.

Drawing Nos: Site Location Plan (unnumbered); 0000-LLA-A-03-1000 (as built floor plans); Cover Letter from Longlane Architects Ltd. received 13/02/2025; Camden Council Enforcement Compliance Letter (ref. LEGAL/DD/EN.632) dated 22/12/1988 and Enforcement notice (re. EN632) dated 23/02/1987; Combined Tenancy Agreements (variously dated); Aerial/satellite images (variously dated); Photographs.

Second Schedule:

23 Fordwych Road
London
NW2 3TN

Reason for the Decision:

- 1 The use as 3 x separate residential units (Class C3) and rear extensions at ground floor level began before 25/04/2024 and have been in continuous use for more than four years before this date.

Informative(s):

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 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.