

Application ref: 2025/0429/P
Contact: Fast Track GG
Tel: 020 7974 4444
Email: Geri.Gohin@Camden.gov.uk
Date: 4 April 2025

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Anna Williamson Architects
90 Hawtrey Road
London
NW3 3SS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 14 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 of flat over first and second floors as one residential flat.

Drawing Nos: Site location plan; Floor plan drawings (P01) for Ground, 1st and 2nd Floors dated 05/02/2025; Letter from London Borough of Camden, Housing Support Services, (ref. EPOJA), dated 8th November 2024; Statutory Declaration from Brian Cox dated 27th January 2025; Statement from Brenda Roberts dated 17th March 2025; Statutory Declaration from Mr Jon Pishiri, Jon Christopher Chartered Surveyors dated 5th March 2025; Existing Photographs dated 6th February 2025 (x 2 pages); Schedule of condition and dilapidations report from Quest Property Consultants dated 25th March 2022 (x 13 pages); Copy of the Lease for 69B Regent's Park Road dated 14th April 1992 (x 22 pages); Copy of the Lease for 69A Regent's Park Road dated 14th April 1992 (x 24 pages); Email from Hannah Bayer (Associate Solicitor for Gillhams Solicitors LLP) dated 6th November 2024.

Second Schedule:

Flat 1st And 2nd Floors
69 Regent's Park Road
London
NW1 8UY

Reason for the Decision:

- 1 The use of Flat 1st and 2nd Floors as a single residential unit began more than four years before the date of this application.

Informative(s):

- 1 If a revision to the postal address becomes necessary as a result of this decision, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

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 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.

