

Application ref: 2025/0717/P
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Date: 16 April 2025

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Saloria Architects
Unit 27 Cygnus Business Centre
Dalmeyer Road
Willesden
NW10 2XA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 26 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 4 x self-contained residential flats (Class C3).

Drawing Nos: (170203-)00-P0, 01-P0, 02-P0; Planning Assessment from Saloria Architects Ltd. dated 30/10/2024; Annex 1 - Tenancy agreements (Flats 1-4) dated variously between 2017 to 2024; Annex 2 - Bank Statements (variously dated since 2018); Annex 3 - Council Tax records; Annex 4 - Land Registry dated 2021; Annex 5 - Thames Water letter and emails dated 2021; Annex 6 - British Gas Utility Bills (variously dated since 2017); Annex 7 & 8 - Photographs (internal and rear garden); Annex 9 - Google Earth Satellite Images date between 2017 and 2020; Annex 10 - Photographs (construction works); Annex 11 - Building Control certificate dated 2018; Annex 13 - Timeline of evidence overview.

Second Schedule:

30 Mazenod Avenue
London
NW6 4LR

Reason for the Decision:

- 1 The use as 4 x separate residential flats began before 25/04/2024 and have

been in continuous use for more than four years before this date.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

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.