

Application ref: 2024/4237/P
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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 13 March 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 Arches 43-46, Castle Mews for storage and distribution (Class B8).

Drawing Nos:

Site location plan; Cover letter explaining the planning history of the site dated 12 February 2025; Statutory Declaration by David Smith (Head of Leasing West London of The Arch Company Properties Limited and former head of Network Rail Lettings) dated 11/02/2025; Tenancy Lease Agreement between GH Buttles PLC and Network Rail between 25/12/1985 and 13/03/2017 for Arch 43; Tenancy Lease Agreement between Network Rail Infrastructure Ltd. and Grain TR Ltd. Between 23/05/2018 and 20/05/2017 for Arch 43; Tenancy Lease Agreement between Network Rail and Acquisitions (Fireplaces) Ltd. Between 22/03/2012 and 19/03/2015 for Arches 44-46; Tenancy Lease Agreement between Network Rail and Acquisitions (Fireplaces) Ltd. Between 20/03/2015 and 17/03/2018 for Arches 44-46; Existing Site Plan (Drawing No. 011) submitted for application ref. PEX0200409; Proposed Site Plan (Drawing No. 013, Rev. D) submitted for application ref. PEX0200409; Existing Elevation Drawing (Drawing No. 015) submitted for application ref. PEX0200409; Proposed Elevation Drawing (Drawing No. 019, Rev. A) submitted for application ref. PEX0200409p; Existing General Arrangement Plan (Drawing No. 10200) submitted for application ref. 2022/4822/P; and site photos 010, 016 and 021 dated 10.05.24.

Second Schedule:

Arches 43-46

Castle Mews

London

NW1 8SX

Reason for the Decision:

- 1 The evidence submitted is considered to adequately demonstrate that, on the balance of probability, the lawful use of Arches 43-46 located on Castle Mews is for storage and distribution purposes (Class B8).

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.