

Application ref: 2025/1123/P  
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Date: 21 May 2025

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Planning Development Management Ltd  
The Pump House  
Addington  
Buckingham  
MK18 2JR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

### **Certificate of Lawfulness (Existing) Granted**

The Council hereby certifies that on the 14 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 ground (rear part) and basement floors for veterinary services under Use Class E (commercial, business and service).

Drawing Nos: Site location plan (unnumbered); Existing ground floor plan (ref. 1568-0010); Existing basement floor plan (ref. 1568-0020); Supporting statement (with appendices) from Planning Development Management Ltd. (agent) dated 13/03/2025; Photographic survey dated 12/03/2025.

#### **Second Schedule:**

**56 Belsize Lane**  
**London**  
**NW3 5AR**

#### **Reason for the Decision:**

- 1 On the balance of probability, the use of the ground (rear part) and basement floors for purposes falling within commercial, business and service use (Class E), and currently operating as a veterinary surgery, began more than ten years before the date of this application and is therefore lawful.

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 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.