

1951/04-250501

28 May 2025

Regeneration and Planning
London Borough of Camden
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London
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FUTURE
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Dear Sir/Madam

CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT – 47 DARTMOUTH PARK ROAD & GARDEN FLAT, 47 DARTMOUTH PARK ROAD, LONDON NW5 1SU

Please find enclosed an application for a Certificate of Lawfulness for a Proposed Use or Development, submitted via the Planning Portal (Ref: PP-14053834) for:

"Creation of an interconnecting staircase between flats at 47 Dartmouth Park Road".

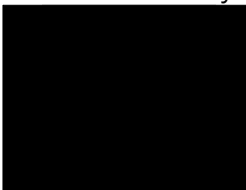
For the avoidance of doubt this application comprises the following documentation:

1. Application Forms;
2. This covering letter;
3. A cheque in the sum of £ 521.50 to cover the application fee;
4. A Site Location Plan at 1:1250 (006_P_EX_001);
5. Drawing No's: 006_P_EX_002, 100, 101, 102, 103, 104, 200, 201 and 006_P_GA100, 101, 102, 103, 104, 200, 201;
6. A Supporting Statement, prepared by Future Planning and Development;
7. A legal Opinion, prepared by Flora Curtis of 39 Essex Chambers.

As set out in the Supporting Statement, confirmation is sought under Section 192 of the Town and Country Planning Act 1990 for the re-introduction of an interconnecting internal stair between No 47 Dartmouth Park Road and the garden flat at the same property. It is held that the creation of an internal stair, which features dual lockable doors, would not constitute development, as defined by s.55(2)(a) of the 1990 Act and there would be no material change of use, either to the flat or to the maisonette.

It is therefore considered that a Certificate of Lawfulness for the proposed development should be granted accordingly.

Yours faithfully



Chris Frost – MRTPI
Director