

Geoffrey Searle Planning Solicitors  
Elizabeth House Duke Street  
Woking Surrey  
GU21 5AS  
United Kingdom

Application Ref: **2014/0971/P**  
Please ask for: **Emily Marriott-Brittan**  
Telephone: 020 7974 4206

4 April 2014

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990, Section 191 and 192  
Town and Country Planning (Development Management Procedure) Order 2010

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

The Council hereby certifies that on the 14 February 2014 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:

To establish that the demolition of the pool house was a lawful operation and forms part of the developments approved by conservation area consent 2009/5076/C (appeal reference: APP/X5210/E/10/2131297) and planning permission 2010/3432/P (appeal reference: APP/X5210/A/11/2166638).

Drawing Nos: Written letter from the contractor's Vascroft dated 31/03/2014; Cover letter prepared by Geoffrey Searle Planning Solicitors dated 05/02/2014; Statutory Declaration dated 10/01/2014; O/S Map.

#### Second Schedule:

**3 Kidderpore Avenue**  
**London**  
**NW3 7SX**

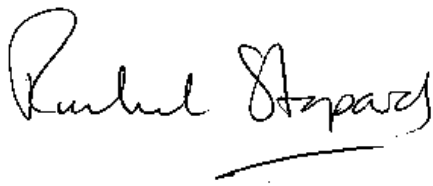


Informative(s):

- 1 The applicant is reminded that no further works should take place on site until such time as the relevant conditions of the Section 106 Agreement dated 15/12/2011 have been discharged.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment

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 operations specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus, 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 operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operation 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.

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