

Savills - The London Planning Practice
Lansdowne House
57 Berkeley Square
London
W1J 6ER

Application Ref: **2012/4624/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

30 October 2012

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 (Proposed) Granted

The Council hereby certifies that the development described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Proposed use from house in multiple occupation (Class C4) to single family dwellinghouse (Class C3).

Drawing Nos: Site Location Plan (1:1250); Existing Plans (4085-86); Proposed plans (01); Letter from Savills (dated 3rd October 2012); Notice of registration rent, prepared by VOA, dated 5th January 2011 (ref:FR/0078483/10); Notice of registration rent, prepared by VOA, dated 11th May 2011 (ref:FR/0017186/11) and Council Tax Band details (dated 14th August 2012).

Second Schedule:

26 Denning Road
London
NW3 1SU

Reason for the Decision:

- 1 The change of use from Class C4 to Class C3 is permitted under the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and



Country Planning (General Permitted Development) (as amended) (England) Order 1995.

Informatives:

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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.

Disclaimer

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