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Application Ref: **2015/3382/P**
Please ask for: **Barry Dawson**
Telephone: 020 7974 **3560**

20 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 01 July 2015 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 as two residential units at ground and first floors

Drawing Nos: Site Location Plan; SLSR 1103; 1104; 1153; 2101; 2102; Tenancy agreements (and related correspondence) for Flat A, 5 Somali Road dated between August 2011 to September 2012; Council Tax enquiry forms (and related correspondence) for Flat A, 5 Somali Road dated between September 2014 to December 2014; Land Registry details from October 2006; Correspondence from Baskin, Ross & Co Solicitors relating to 5a Somali Road dated 21 July 2005; Correspondence from/on behalf of npower relating to 5a Somali Road from October 2014 to May 2015; Thames Water correspondence relating to Ground Floor Flat, 5 Somali Road from October 2014; Receipts for Council Tax & Building works dated 02/03/2015; Invoice for building works to 5a Somali Road dated 20/02/2015; Plan of ground floor flat (drawing no 5002/2/01) dated December 2004; Schedule of condition & inventory of furniture & effects for 5b Somali Road dated 27/04/2009



Second Schedule:

5 Somali Road

London

NW2 3RL

Reason for the Decision:

- 1 The use of the property as two flats, one to the ground and one to the first floor began more than four years before the date of this application.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson

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 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.