

Development Management  
London Borough of Camden  
2nd Floor, 5 Pancras Square  
c/o Town Hall  
Judd Street  
London, WC1H 9JE

**SUBMITTED BY PLANNING PORTAL**

Date 18 October 2015  
Our ref 0667/ag-j  
Your ref LDC

Dear Sir | Madam

**22 Christchurch Hill, Hampstead, London, NW3 1LG**

Please find attached an application for a Lawful Development Certificate to cover a store erected in the rear garden of the above property during the course of 2009.

In June 2007 planning permission was granted for the *'Excavation of basement under front garden (omitting basement under footprint of house), enlargement of and alterations to detailed design of rear lower-ground floor level extension; excavation to create additional height to existing lower ground floor; alterations to rear landscaping; alterations to existing side extension including installation of rooflight; addition of timber cladding to western boundary wall; addition of trellis to raised eastern wall; and two rooflights to side roofslope as an amendment to planning permission dated 25/08/06 (2006/2959) for excavation to create new basement; erection of rear single storey lower ground floor extension; creation of balcony at rear ground floor level, raising of eastern boundary wall and erection of part two, part three-storey side extension, and redevelopment of front garden boundary, including pedestrian and vehicular iron gates for the existing dwellinghouse'* at the above property. The case reference is 2007/1395/P.

In the location highlighted in purple on the attached drawing 22CC-PL-01 a store was erected ancillary to the residential use of the property. A statutory declaration confirms that the store was erected and completed during the course of 2009.

Section 191 of the Town and Country Planning Act 1990 establishes that an existing use of land, or some operational development, or some activity being carried out in breach of a planning condition, is lawful for planning purposes once the following time limits have passed:

- Four years for building, engineering, mining or other operations in, on, over or under land, without planning permission. This development becomes immune from enforcement action four years after the operations are substantially completed
- Four years for the change of use of a building, or part of a building, to use as a single dwelling house. Enforcement action can no longer be taken once the unauthorised use has continued for four years without any enforcement action being taken
- 10 years for all other development. The 10 year period runs from the date the breach of planning control was committed.

The erection of the store was substantially completed in 2009, a period in excess of four years from the date of this application and therefore is considered lawful in planning terms.

It is therefore considered that the appropriate legal test has been met to allow the grant of a lawful development certificate.

The application comprises:

1. This covering letter
2. Statutory Declaration
3. Drawing 22CC-PL-01
4. Location Plan
5. Requisite application fee.

I trust that this application can proceed to validation and registration. If further information or clarification is required please contact the undersigned.

Yours faithfully



**Alan Gunne-Jones MRTPI**  
**Managing Director**  
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