

DRY ARCHITECTS  
2a Norland Place  
London  
W11 4QG

Application Ref: **2017/1707/P**  
Please ask for: **Tony Young**  
Telephone: 020 7974 **2687**

17 May 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 25 April 2017 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 2-bed maisonette (Class C3) over lower ground & ground floor levels.

Drawing Nos: 5257-01, 5257-PL-03; Council Tax statements for period dated 31/07/2010 to 31/03/2017; Memorandum of Tenancy Agreements dated 10/05/2012 & 10/06/2014; Addendum of Tenancy Agreement dated 07/06/2013; Tenancy Agreement dated 31/07/2010; Letter (ref. 220266) dated 03/06/2016; Cover letter from Dry Architects & Interior Designers (ref. 5257/3.1/oer) dated 24/03/2017.

Second Schedule:

**Flat Ground Floor**  
**34 Gloucester Crescent**  
**London**  
**NW1 7DL**

Reason for the Decision:



- 1 Sufficient evidence has been provided to demonstrate that, on the balance of probability, the use described in the First Schedule above commenced more than four years before the date of this application.

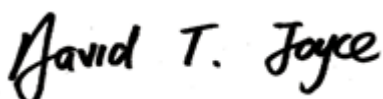
Informative(s):

- 1 You are reminded that this certificate solely relates to the change of use as described in the First Schedule above and does not grant either planning permission or listed building consent for any external or internal alterations either described or shown on the approved drawings/documents attached to this Certificate.
- 2 The granting of this certificate is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Town and Country Planning Act 1990 as amended. In particular your attention is drawn to the need to obtain listed building consent for any internal or external works. You are advised that any works that may have already taken place are now the subject of an investigation by the Council's Site Inspector (ref. EN17/0486). Planning advice may be sought from the Council's Development Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 4444) or by email at [planning@camden.gov.uk](mailto:planning@camden.gov.uk).

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce  
Director of Regeneration and Planning

Notes

1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).
2. This Certificate applies only to the extent of the use 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.

3. 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.