

A+L Architecture Studio  
45 Lincoln Close  
Welwyn Garden City  
AL7 2NN

Application Ref: **2017/4676/P**  
Please ask for: **Tony Young**  
Telephone: 020 7974 **2687**

4 October 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 14 September 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 3 self-contained (1-bed) residential flats at 1st, 2nd and 3rd floor levels (Class C3).

Drawing Nos: Site location plan (dated 17/07/2017); Covering letter from Mr V. Petrotta (13/08/2017); Appendix A - Floor plans (164CR-101 Rev 00); Appendix B - Statutory Declaration from Mr Vincenzo Perotta (17/07/2017); Appendix C - Undated letter from Angel Lettings Ltd.; Appendix D1 - Tenancy Agreement details for Flat 1 (01/08/2009); Appendix D2 - Tenancy Agreement details for Flat 2 (26/06/2009); Appendix D3 - Tenancy Agreement details for Flat 3 (13/10/2007).

Second Schedule:

**164A Clerkenwell Road**  
**LONDON**  
**EC1R 5DU**



Reason for the Decision:

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

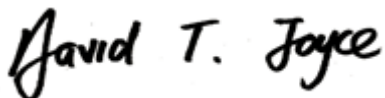
Informative(s):

- 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 planning permission or consent for any external 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 the necessary permission or consent for any external works. 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. 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.