

Urbanist Architecture Ltd  
133 Creek Road  
London  
SE8 3BU

Application Ref: **2017/5543/P**  
Please ask for: **Tony Young**  
Telephone: 020 7974 **2687**

22 November 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 20 October 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 a 1-bed studio flat at (part) 5th floor level (Class C3).

Drawing Nos: Site location plan; Flat2A\_Plan (25/03/2017); 14 unnumbered drawings (ref. NW19PX) 02/10/2017; Design & Access Statement (Urbanist Architecture ref. NW19PX) 02/10/2017; Council Tax documents (various dates between 2008-2017); Miscellaneous utility bills & documents (various dates between 2008-2017); Unsigned letter (Naim Mustafa) 02/10/2017; Lease document (Flat 2A) 26/08/2006; Tenancy Agreement/Possession Notice (01/08/2008 and 06/11/2012); Email (Chestertons) 29/09/2017; Email (Urbanist Architecture) dated 03/11/2017.

#### **Second Schedule:**

**Flat 2A**  
**110 Kentish Town Road**  
**London**  
**NW1 9PX**



Reason for the Decision:

- 1 The use of (part) 5th floor level as 1-bed studio flat (Class C3 use) began more than four years before the date of this application.

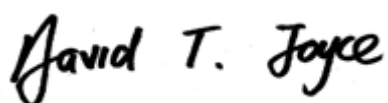
Informative(s):

- 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. 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).
- 3 Your attention is drawn to the alleged unauthorised conversion and sub-division of the remaining part of the residential unit (described as 'Flat 3' on drawing ref. 201 Rev F approved under planning permission 2004/5123/P dated 05/04/2005). This matter will be referred to the Council's Enforcement Team for further investigation.

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.