

Leith Planning Limited  
14 South Clifton Street  
Lytham St Annes  
FY8 5HN

Application Ref: **2017/6888/P**  
Please ask for: **Tony Young**  
Telephone: 020 7974 **2687**

22 February 2018

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 09 February 2018 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:

Retention of two storey ancillary building for work/studio space in connection with main dwelling.

Drawing Nos: Site location plan; Survey plans (as built) - (LXA-1367-)020-EX, 021-EX and 022-EX; Covering statement (Leith Planning Ltd) dated December 2017; Approved decision notice (ref. 2009/2777/P) and signed Section 106 Agreement dated 31/03/2010; Approved discharge of condition 2 notice (ref. 2010/5249/P) dated 22/11/2010; Certificate of completion of works dated 02/02/2012; Signed Statutory Declarations: Emma Beugeard (Nick Mason Music Limited) dated 24/10/2017; Mr. Nick Mason dated 23/10/2017; Annette Mason dated 20/11/2017; Mr. Barry Liles (Buildline Construction Limited) dated 01/11/2017; EDF electrical meter installation documents dated 17/05/2010; Invoices (various dates between 2010 and 2012) from Neil Foundation Services, Buildline Construction Limited, GPC, Westwood – Interior Design, System One Plumbing, Kerry Dean TV and Blueserve Facilities Limited; British Gas documents dated 24/08/2010 & 27/09/2010; Insurance letter (Green Park Insurance Services) dated 21/10/2011.



Second Schedule:  
**Foley House**  
**11 East Heath Road**  
**London**  
**NW3 1DA**

Reason for the Decision:

- 1 Sufficient evidence has been provided to demonstrate that, on the balance of probability, the building works described in the First Schedule were substantially completed more than four years before the date of this application.

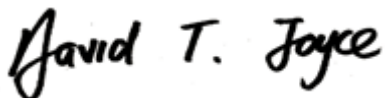
Informative(s):

- 1 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).

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 operations specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.

3. This Certificate applies only to the extent of the operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations which are 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.