

Application ref: 2018/3057/P
Contact: Tony Young
Tel: 020 7974 2687
Date: 12 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
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MZA Planning
14 Devonshire Mews
Chiswick
W4 2HA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 14 August 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:

Use of the 1st floor rear roof as a roof terrace, including the installation of black metal railings.

Drawing Nos: Site location plan; (0911/-)002, 003; Cover letter with appendices from MZA Planning (ref. YM/Portmann/0418/rk) dated 28/06/2018; Statutory declaration (Ms. Clare Persey) dated 14/06/2018; Signed letter (Sangeetha Lengar) dated 25/04/2018; Letter from Nelson Solicitors dated 23/01/2007.

Second Schedule:

Flat B
Flat 1st Floor
78 Fleet Road
London
NW3 2QT

Reason for the Decision:

- 1 The use and works as described in the First Schedule began more than four years before the date of this application.

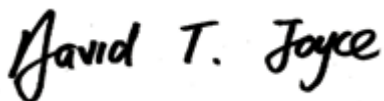
Informative(s):

- 1 You are reminded that this certificate solely relates to the change of use and works as described in the First Schedule above and does not grant planning permission or consent for any other 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.

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.

