

Application ref: 2018/3407/P  
Contact: Tony Young  
Tel: 020 7974 2687  
Date: 18 September 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Montagu Evans LLP  
5 Bolton Street  
London  
W1J 8BA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that the development described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

#### First Schedule:

Commencement of works in accordance with condition 1 (within three years from date of permission) of planning permission (2014/6987/P) granted 14/08/2015 for change of use from two residential units to a single dwelling house, reconfigured rear extension, extension to existing basement and associated internal and external alterations, landscaping and parking; and as amended 2017/2417/P dated 17/05/2017 and 2017/4419/P dated 22/05/2018.

Drawing Nos: 1249/S/00; Cover letter from Montagu Evans (ref.PD10346/TM/SS) dated 17/07/2018; Decision notice (ref: 2014/6987/P) granted 14/08/2015 (Appendix 1); Decision notice (ref: 2017/2417/P) granted 17/05/2017 (Appendix 2); Decision notice (ref: 2017/4419/P) granted 22/05/2018 (Appendix 3); High Court Judgement (ref:C1/2015/4066) dated 12/06/2017 (Appendix 4); Decision notice (ref: 2016/0293/P) granted 09/03/2016 (Appendix 5); Photograph of extension (Appendix 6); Deed of variation from Wheeler Group plc (dated November 2016) and associated building contract (Appendix 7); Various building contract invoices (between period 06/11/2015 - 10/05/2018) (Appendix 8); Extract from valuation report from Knight Frank (undertaken in 2018) (Appendix 9).

#### Second Schedule:

**Capo Di Monte**  
**Windmill Hill**

**London**  
**NW3 6RJ**

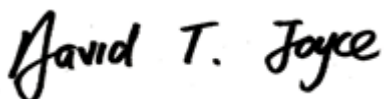
Reason for the Decision:

- 1 The evidence submitted confirms that the works commenced in accordance with condition 1 (within 3 years from the date of decision) of planning permission (2014/6987/P) granted 14/08/2015 for change of use from two residential units to a single dwelling house, reconfigured rear extension, extension to existing basement and associated internal and external alterations, landscaping and parking; and as amended 2017/2417/P dated 17/05/2017 and 2017/4419/P dated 22/05/2018.

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 192 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.