

Application ref: 2018/3122/P
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Date: 10 October 2018

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Mr Robert Wilson
104 Cleveland Street
London
W1T 6NU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 13 July 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 basement and ground floors as a residential dwelling.
Drawing Nos: Floor and Site plans no date, Beverley Building Society from August 2013 to November 2017, Nationwide Savings Account Statement April 2012 to January 2018, Lloyds savings account statement March 2013 to May 2018, British Gas Statement between September 2016 to May 2018, EDF statement dated July 2012 to August 2016, Virgin Media Statements between January 2012 to May 2018, Thames Water Statement between March 2012 to June 2018, Cello Trading UK Tenancy Agreement June 2012 to March 2019, Experian Credit Report dated 15th June 2018, Signed Statement from Curry Popeck Solicitors & Mediators dated 19th June 2018, Signed Affidavit from Brian Harris & Co Solicitor dated 29th June 2018, Manchester Building Society Statement dated 26th March 2018 and Planning Statement dated 2 July 2018.

Second Schedule:

104 Cleveland Street
London
W1T 6NU

Reason for the Decision:

- 1 The use of the basement and ground floor as a self-contained residential maisonette began more than four years before the date of this application.

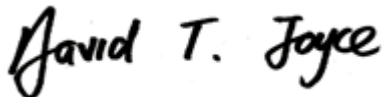
Informative(s):

- 1 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973)] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

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.

