

Application ref: 2018/5126/P  
Contact: Matthew Dempsey  
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Date: 18 December 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

A3Associates  
16 Daisy Lane  
London  
SW6 3DD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 19 November 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:**

Installation of railings at 2nd floor to rear extension, with French doors to access terrace.  
Drawing Nos: Location and site plan: 1116PL-01, 1116PL-02, 1116PL-03, Design and Access Statement.

**Second Schedule:**

**1st And 2nd Floor Flat**  
**7 Fairhazel Gardens London NW6 3QE**

**Reason for the Decision:**

- 1 The railings as described in the first schedule were installed more than four years before the date of this application.

**Informative(s):**

1

You are reminded that this certificate relates solely to the installation of railings at 2nd floor rear and French doors to access the terrace space as described in the first schedule and does not grant planning permission or consent for any

other external alterations either described or shown on the approved drawings or 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.

3

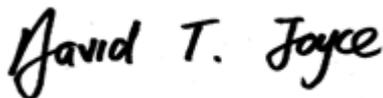
Planning advice may be sought from the Council's Development Management team by writing to, Town Hall, Judd Street, London. WC1H 9UD, or by e-mail [planning@camden.gov.uk](mailto:planning@camden.gov.uk), tel: 020 7 974 4444.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 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 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.