

Application ref: 2018/4836/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 18 December 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
www.camden.gov.uk/planning

DMH Stallard
Griffin House
135 High Street
Crawley
RH10 1DQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 27 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:

Use of the ground and basement floors as language school (Class D1).

Drawing Nos: " Appendix A: copy of the 1958 planning permission

" Appendix B containing: 21 photographs of the internal areas of the building, including ground and basement levels, dating from July 2018; 1 x photograph of a 2010 dated email from a student to the language school found inside the premises

" Appendix C: 1 x online text extract listing the location of the school, printed September 2018

" Appendix D: 1 x email from the British Council Accreditation Unit confirming that this body wrote to the language school at no. 126 Boundary Road since 2006

" Appendix E: Assorted Facebook screen shots with posting dates to December 2012

" Appendix F: 7 x Google Street View image photographs of the street showing the front of the premises with language school signage in June 2017, June 2016, June 2015, July 2014, September 2012, April 2012 and June 2008

" Appendix G: 1 x business rates bill dating to July 2018 describing the property as "school and premises"

" Document 1: Valuation document dated to April 2010 listing the ground floor as classrooms and basement as common rooms

" Document 2: UK Border agency letter dated June 2010

" Document 3: Dilapidations lease related letter dated to c2002

- " Document 4: Lease agreement dated to September 2003
- " Document 5: Insurance letter dated August 2007
- " A site location plan outlining the application site
- " A lower ground floor plan of the site (Drawing no: 18039/A11)
- " A ground floor plan of the site (Drawing no: 18039/A12)
- " A first floor plan of the site (Drawing no: 18039/A13)
- " A second floor plan of the site (Drawing no: 18039/A14)

Second Schedule:
126 Boundary Road
London
NW8 0RH

Reason for the Decision:

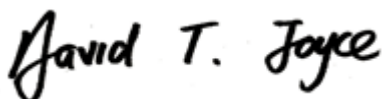
- 1 The use of the premises as Class D1 (non-residential institution) began more than ten years before the date of this application.

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.