

Application ref: 2018/6294/P  
Contact: Alyce Keen  
Tel: 020 7974 1400  
Date: 14 February 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Peter Kyte  
Enabling Projects Ltd  
40 Sandringham Road  
London  
NW11 9DP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 03 January 2019 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 building as a single dwellinghouse (Class C3).

Submitted Documents:

Gas Safety Certificate 12/08/2013; 31/07/2017 and 31/07/2018.

Deposit Protection Scheme 03/08/2017.

Inventory & Schedule of Condition dated 15/11/2014.

Inventory & Schedule of Condition dated 01/09/2017.

Statutory Declaration Piotr Klasa dated 16/12/2018.

Statutory Declaration Erik Alexander dated 16/12/2018.

Builders Estimate for Conversion dated 01/12/2012.

Carpet Invoice dated 24/05/2013.

Painting Invoice dated 18/05/2013.

Land Registry edition date 04/10/2012.

Energy Performance Certificate dated 05/05/2013.

Insurance email correspondence dated 14/05/2013.

Insurance policy dated 09/05/2013.

New Business Schedule dated 12/01/2015.

Renewal Schedule dated 05/01/2016.

RSA Properties Statement of Fact dated 06/01/2017 and 18/01/2018.

Council Tax: Notice of Making a New Entry in the Valuation List dated 07/10/2013.

DirectGov Council Tax band details dated 07/10/2013.  
Email correspondence regarding Council Tax dated 13/08/2013.  
Consultation of Controlled Parking Zones dated 06/10/2014.  
Planning Application Consultation dated 08/08/2014.  
ATED Return dated 2013-2014; 2014-2015; 2015-2016; 2016-2017; 2017-2018; 2018-2019.  
Thames Water Bill dated 25/06/2013 and 04/09/2017.  
Thames Water Bill - Final Demand dated 24/07/2013.  
BT Internet Letter dated March 2014.  
TV License letter dated October 2013; January 2014; June 2014; July 2014.  
British Gas Invoice dated 17/01/2014; 30/08/2017 and 31/07/2018.  
Robert Irving Burns (Property Consultants) letter dated 16/04/2014.  
Estate Agent Listing dated 01/04/2014.  
Dexters Agent Listing dated 31/07/2017.  
Robert Irving Burns - preparation of property for tenancy dated 01/08/2013.  
Inventory Services email dated 02/08/2013.  
Tenancy Agreement dated 11/11/2014 and 01/09/2017.  
Advice of Credit dated 11/11/2014; 14/05/2015; 19/08/2015; 11/11/2015.  
Santander Funds Transfer dated 01/07/2016; 07/02/2017; 31/08/2017; 01/11/2017; 01/12/2017

Second Schedule:

**27 Regent's Park Road  
London  
NW1 7TL**

Reason for the Decision:

- 1 The use as a single dwelling house began more than four years before the date of this application.

Informative(s):

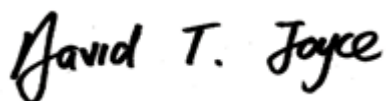
- 1 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

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 specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus, was not 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 described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use 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.