

Application ref: 2019/0163/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 11 March 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Charlton Brown Architects  
The Belvedere  
2 Back Lane  
Hampstead  
NW3 1HL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 01 February 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:

Commencement of implementation of the works in relation to planning permission ref: 2015/5074/P granted on 14.01.2016 for the erection of a single storey rear extension and partial conversion of garage to enlarge existing residential accommodation for the ground floor flat.

Drawing Nos: Charlton Brown, Architecture & Interiors cover letter dated 11th January 2019, JM Partnership (Surveyors) Ltd Initial Notice dated 14th December 2018, Jampel Davison & Bell drawing 1791 T2, EDI Surveys Existing Lower Ground Floor plan 14948, Charlton Brown Architects Proposed Lower Ground Floor Plan 1281/AP02 (consented), Photographs taken on site upon completion of trench on 10th January 2019, Photographs taken on site following cast of slab on 11th January 2019 and JM Partnership (Surveyors) Ltd Site Inspection dated 11th January 2019.

#### Second Schedule:

**Ground Floor Flat**  
**15 Greenaway Gardens**  
**London**  
**NW3 7DH**

Reason for the Decision:

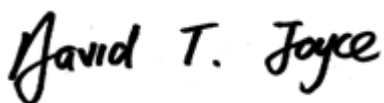
- 1 It is confirmed that operational works permitted under planning permission 2015/5074/P dated 14.01.2016 had begun on site within three years of the date of the permission and that the permission has therefore been implemented on-site.

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 2019.

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.