

Application ref: 2019/1225/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Date: 8 April 2019

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

Andreas & Buxton Associates
9 Louisa Street
London
E1 4NF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 14 March 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 1st and 2nd floors as 4 self-contained flats (Class C3) including a 2-bed flat and a 3-bed flat at first floor; and a 1-bed flat and a 2-bed flat at second floor.

Drawing Nos: Rental income and expenditure statement (including flats A-D) x 19 prepared by Christo & Co Property Management dated 1 January 2014 - 31 August 2018; Statutory declaration of Nicholas Charles dated 6th February 2019; Email from Thames Water dated February 11th 2019 (confirming dates flats A-D were set up on system); CHR/19/P/01; CHR/19/P/02; CHR/19/P/03; CHR/19/P/04; CHR/19/P/05; AXA Insurance Policy x 5 dated 18/04/14, 18/04/15; 19/05/16; 29/07/16; 2/06/17 (all confirming 4 self-contained flats); Letter prepared by Ross Gower Insurance Brokers dated 5th February 2019; Deposit Protection Certificate for Flat B (confirming date deposit collected from tenant 9th September 2010 and end date of fixed term AST 8 September 2017); Energy Performance Certificate for Flat 1 dated 16 September 2010; Energy Performance Certificate for Flat 2 dated 16 September 2010; Energy Performance Certificate for Flat 3 dated 5 August 2010; Energy Performance Certificate for Flat D dated 14 October 2013; Council Tax details from VOA website for Flat A at 1ST FLR confirming Council Tax with effect from 22/02/2003; Council Tax details from VOA website for Flat B confirming Council Tax with effect from 1/4/2003; Council Tax details from VOA website for Flat C at 2ND FLR confirming Council Tax with effect from 25/10/2002; Council Tax details from VOA website for Flat D

confirming Council Tax with effect from 27/5/2011

Second Schedule:
59-61 Camden High Street
London
NW1 7JL

Reason for the Decision:

- 1 The use as 4 flats began more than four 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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer

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.

