

Application ref: 2019/1924/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 17 May 2019

**Development Management**  
Regeneration and Planning  
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ROK Planning  
16 Upper Woburn Place  
London  
WC1H 0AF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that the development described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Replacement of existing cladding (to match existing) for fire safety purposes.

Drawing Nos: 0500-001, 0500-220\_Rev.C, 0500-221\_Rev.C, 0500-222\_Rev.C, 0500-223\_Rev.C, 4500-100\_Rev.A, 4500-101\_Rev.A, 4500-102\_Rev.A, 4500-103\_Rev.A, 4500-104\_Rev.A, 4500-105\_Rev.A, 4500-106\_Rev.A, 4500-107\_Rev.A, 4500-108\_Rev.A, 4500-109\_Rev.A, 4500-110\_Rev.A, 4500-120, 4500-121, 4500-122, 4500-123, 4500-124, 4500-125, 4500-126, T(00)001\_Rev.A, T(00)002\_Rev.A, T(00)003\_Rev.A, T(00)004\_Rev.A, T(00)005\_Rev.A, T(00)006\_Rev.A, T(00)007\_Rev.A, T(00)008\_Rev.A & T(00)009\_Rev.A.

Second Schedule:

**11-13 St Pancras Way**  
**London**  
**NW1 0PT**

Reason for the Decision:

- 1 The proposed re-cladding as described in the submitted application would not materially affect the external appearance of the building. The proposal as described within the application would not constitute development under Section 55 of the Town and Country Planning Act 1990 (as amended), and

would therefore not require planning permission.

Informative(s):

- 1 The proposed development is considered lawful as per the description on the decision notice. Any changes that would alter the nature of the proposal, such as the details of the proposed cladding or its installation, may constitute development and would not be immune from enforcement control.
- 2 The proposed alterations to the external fabric of the building should be designed and installed by competent persons and comply with the current requirements of the Building Regulations 2010 (in particular, your attention is drawn to Part B, Part L and Regulation 7). The external fabric design should also be included in the Fire Safety Strategy for the Building

It is advisable for the owner to consult with their insurers in regards to any existing materials that are retained as part of the building fabric.

For further information, please consult the Council's Building Control Team on 020 7974 6941 or email: [building.control@camden.gov.uk](mailto:building.control@camden.gov.uk).

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 192 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.