

Application ref: 2019/2821/P
Contact: Samir Benmbarek
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Date: 13 June 2019

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Christopher Wickham Assocs
35 Highgate High Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 03 June 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 property as single dwelling house (use C3)
Drawing Nos: Unnumbered Location Plan (OS Extract); Lower Ground Floor Plan as Existing (Unnumbered); Ground Floor Plan as Existing (Unnumbered); First and Second Floor Plan as Existing (Unnumbered); Third Floor and Roof Plan as Existing (Unnumbered).

Statutory Declaration (sworn affidavit) signed by P Wakefield dated 30/05/2019;
Statutory Declaration (sworn affidavit) signed by H Brand dated 23/05/2019; Statutory Declaration (sworn affidavit) signed by J S Cooper dated 23/05/2019.

Invoice from Rackham Construction Ltd dated 19/08/2008; Photograph taken October 2011; Photograph taken in November 2014; Photograph taken into December 2012; Letter from TV Licencing 09/10/2009; Letter from TV Licencing 06/06/2012; Letter from Camden Council dated 06/10/2009; Email from Camden Council dated 09/10/2014; Letter from Transport for London dated 04/07/2013.

Second Schedule:

14 Tanza Road
London

NW3 2UB

Reason for the Decision:

- 1 The use of No. 14 Tanza Road as a self-contained single dwelling house (use class C3) began more than 4 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.