

Application ref: 2019/2493/P
Contact: Adam Greenhalgh
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Date: 1 July 2019

Development Management
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Advance Building Consultancy Ltd
40 Wise Lane
Mill Hill
London
NW7 2RE

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 first, second and third floors as three separate, self-contained flats (Certificate of Lawful Existing Use)

Drawing Nos:

Ordnance Survey Extract
Existing Site Plan

Flat A (first floor):

Tenancy agreements for: 2015-16, 2016-17, 2017-18, 2018-2019, 2019-2020
Council Tax Rating (Band D) 24/09/2018
Gas Safety Certificate (09/06/2015)
Council Tax Reminders 22/06/2018 & 17/08/2018
Electricity Bill 06/01/2019; Npower Bills 12/10/2018, 18/10/2018 & 10/11/2018
'Sky' Bill 24/10/2018

Flat B (second floor):

Tenancy agreements for: 2015-16, 2016-17, 2018-2019
Gas Safety Certificate (09/06/2015)

Council Tax Bills for 2018/19 and 2019/20 (issued 10/04/2018 and 08/03/2019)
Electricity Bills for period 25/03/2017 - 06/04/2018 and 01/05/2018 - 04/11/2018

Flat C (third floor):

Tenancy agreements for: 2015-16, 2016-17, 2018-2019
Gas Safety Certificate (09/06/2015)
Council Tax Bills for 2015/16, 2017/18 and 2019/2020 (issued 30/09/2015, 20/06/2017
and 08/03/2019)
Electricity Bills for periods 26/02/2017 - 01/06/2017, 03/08/2017 - 06/06/2018

First, second and third floors:

Existing Floor Plans
Statutory declaration by owner of building, Richard Mark Barrett (09/01/2019)
Statutory declaration by Chandrakant Raojibhai Patel (09/01/2019)

Second Schedule:

16 Hatton Wall
London
EC1N 8JH

Reason for the Decision:

- 1 The use of the first, second and third floors as three flats commenced and it has continued uninterrupted for at least four years prior to the date of the 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.