

Application ref: 2019/2876/P  
Contact: Samir Benmbarek  
Tel: 020 7974 2534  
Date: 30 July 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

s p planning  
74 Clerkenwell Road  
Clerkenwell  
London  
EC1M 5QA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 27 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 building as 7x self-contained flats (Use C3)

Drawing Nos: Unnumbered Location Plan (OS Extract); 546: EX.01; EX.02; EX.04 ; PA.01.

Statutory Declaration signed by R Patel dated 13th May 2019; Statutory Declaration signed by P Pluhar dated 30th April 2019; Statutory Declaration signed by A Monteiro dated 09th May 2019; Statutory Declaration signed by E Majcher dated 30th April 2019; Statutory Declaration signed by D Prifitis dated 10th May 2019; Statutory Declaration signed D Nathaniel dated 08th May 2019; Bank Statement of A Monteiro dated 19th May 2017; Invoice from Noble House Construction dated 10th December 2013; Signed Flat 1 Tenancy Agreement commencing 16th August 2014; Signed Flat 2 Tenancy Agreement commencing 21st August 2014; Signed Flat 3 Tenancy Agreement commencing 19th July 2014; Signed Flat 4 Tenancy Agreement commencing 05th March 2014+ Signed Flat 5 Tenancy Agreement commencing 26th April 2013; Signed Flat 6 Tenancy Agreement commencing 03rd October 2013; Signed Flat 7 Tenancy Agreement commencing 14th January 2012; Gas Safety Record- Flat 5 dated 04th June 2014.

Second Schedule:  
**118 Cleveland Street**  
**London**  
**W1T 6PE**

Reason for the Decision:

- 1 The use of No. 118 Cleveland Street, London, W1T 6PE as 7x self-contained flats (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.

