

Application ref: 2019/3226/P  
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Date: 1 August 2019

**Development Management**  
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Mr Aaron Crawford  
16 Pearce House  
Junction Road  
London  
N19 5QD

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:

Conversion of garage to habitable use including replacement of garage door on front elevation with window and door.

Drawing Nos: (4GG-GARAGE-)001, 002, 003\_A, 004, 005\_A, 006, 007

Second Schedule:

**4 Grange Gardens**  
**London**  
**NW3 7XG**

Reason for the Decision:

- 1 The alteration of the garage door to a window and door is permitted under Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2 The alteration to the front wall is permitted under Class A of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015.

Informative(s):

- 1 The development would only constitute permitted development if the materials used in any exterior work to the ground floor window, door and wall subject to the grant of this certificate, shall be of similar appearance to those used in the construction of the exterior of the existing dwelling house, in accordance with Condition A.3 of the Town & Country Planning (General Permitted Development) Order 2015.

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.

