

Application ref: 2019/2844/P
Contact: Rachel English
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Date: 6 August 2019

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Metropolis Planning & Design
4 Underwood Row
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N1 7LQ

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:

Commencement of implementation of the works in relation to planning permission ref: 2015/6751/P granted on 12th May 2017 (for Demolition of first and second floor, roof and rear wall (front facade retained). Rebuilding first and second floors with additional third floor mansard extension along the Clerkenwell Road facade and fourth floor roof extension, new front gates and new lift and stair core extension at rear; and change of use from ancillary public house accommodation (Class A4) to 8x self-contained flats (3x 1-beds and 5x 2-beds) (Class C3).)

Drawing Nos: Metropolis Implementation Report updated May 2019 dated 29/05/2019

Second Schedule:

125 Clerkenwell Road
London
EC1R 5DB

Reason for the Decision:

- 1 Reason for the Decision: It is confirmed that operational works permitted under planning permission 2015/6751/P dated 12th May 2017 had begun on site within three years of the date of the permission and that the permission has

therefore been implemented on-site.

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.