

Application ref: 2019/0225/P  
Contact: Alyce Keen  
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Date: 8 August 2019

**Development Management**  
Regeneration and Planning  
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JMS Planning & Development Ltd  
Valley Farm  
Rumburgh Road  
Wissett  
IP19 0JJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 14 February 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 the building as 23 studio residential units (Class C3).

Drawing Nos: Existing Ground Floor Plan (Drawing Ref: WED1- PL1); Existing First Floor Plan (Drawing Ref: WED1- PL 2); Existing Second Floor Plan (Drawing Ref: WED1- PL 3); Existing Third Floor Plan (Drawing Ref: WED1- PL 8); Existing Roof Plan (Drawing Ref: WED1- PL 9); Existing Elevations (Drawing Ref: WED1- PL 4); Existing Elevations (Drawing Ref: WED1- PL 5); Existing Elevations (Drawing Ref: WED1- PL 6); Existing Elevations (Drawing Ref: WED1- PL 7. Statutory declaration of Mr Iraj Elghanian of 30 Annandale Avenue, London, N3 3PJ dated 8 November 2017 including exhibit IE1; IE2; IE3; IE4; IE5. Statutory Declaration of Mr Paul Benveniste of 22 Garrick Avenue, London NW11 9ES dated 4 November 2017. Statutory Declaration of Mr Iven Titelbaum dated 16 November 2018.

Second Schedule:

**24 Wedderburn Road**  
**London**  
**NW3 5QG**

Reason for the Decision:

- 1 The use as 23 studio units began more than four years before the date of this application.

Informative(s):

- 1 You are reminded that this certificate solely relates to the change of use as described in the First Schedule above and does not grant planning permission or consent for any external alterations either described or shown on the approved drawings/documents attached to this Certificate.
- 2 The granting of this certificate is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Town and Country Planning Act 1990 as amended. Planning advice may be sought from the Council's Development Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 4444) or by email at [planning@camden.gov.uk](mailto:planning@camden.gov.uk).

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.