

Application ref: 2019/3055/P
Contact: Alyce Jeffery
Tel: 020 7974
Date: 8 August 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
www.camden.gov.uk/planning

Metropolitan Development Consultancy
66 Bickenhall Mansions
Bickenhall Street
London
W1U 6BS
United Kingdom

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: Reinstatement works to the conservatory, back addition, patio, garden and associate finishes following tree damage.

Drawing Nos: Design and Access Statement; Building Regulation Certificate

Second Schedule:
13 Kidderpore Gardens
London
NW3 7SS

Reason for the Decision:

- 1 The proposed reinstatement works described in the submitted application would not materially affect the external appearance of the building. The proposal as described within the application would not constitute development under Section 55 of the Town and Country Planning Act 1990 (as amended), and would therefore not require planning permission.

Informative(s):

- 1 The proposed development is considered lawful as per the description on the decision notice. Any changes that would alter the nature of the proposal, such

as the details of the proposed materials or scale, may constitute development and would not be immune from enforcement control.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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.