

Application ref: 2019/3540/P  
Contact: Rachel English  
Tel: 020 7974 2726  
Date: 21 August 2019

**Development Management**  
Regeneration and Planning  
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KSR Architects  
14 Greenland Street  
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London  
NW1 0ND

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 18 July 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:

Confirmation of the implementation of works under planning permission ref: 2015/3328/P dated 4.5.16 for Demolition of the existing single family dwelling house and replacement with a three storey detached house with two storey basement with associated hard and soft landscaping

Drawing Nos: Letter of acknowledgement of demolition from the Building Control team at the London Borough of Camden, Letter from approved building inspectors dated 29 April 2019 acknowledging commencement of works, Site monitoring tree protection works, Photographs of site preparation and demolition, Letter from MY Construction.

#### Second Schedule:

**36 Avenue Road**  
**London**  
**NW8 6HS**

#### Reason for the Decision:

- 1 It is confirmed that operational works permitted under planning permission 2015/3328/P dated 4th May 2016 had begun on site within three years of the date of the permission and that the permission has therefore been

implemented on-site.

Informative(s):

1

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.