

Application ref: 2019/2820/P  
Contact: Nora-Andreea Constantinescu  
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Date: 22 August 2019

**Development Management**  
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Savills  
33 Margaret Street  
London  
W1G 0JD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 20 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: Existing use of the site as a dwelling house (Class C3) following the vacation of the occupier Anna Freud Centre as per planning permission G6/9/B/27665.

Drawing Nos: L 00; A 01; A 02; A 03; A 04; A 05; A 06; C 01; C 02; C 03; C 04; C 05; D 01; D 02; Planning Statement dated May 2019 including Appendices 1-13.

Second Schedule:

**12 Maresfield Gardens**  
**London**  
**NW3 5SU**

Reason for the Decision:

- 1 The evidence submitted along with Council records and site visit on 19/07/2019 is considered to adequately demonstrate that, on balance of probability, the lawful use of the premises is residential.

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.