

Application ref: 2019/3396/P
Contact: Charles Thuaire
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Date: 29 August 2019

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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 12 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: Implementation of planning permission ref 2015/5241/P dated 07/07/2016 for Erection of two storey plus basement, five bedroom dwelling house (Class C3) following demolition of existing house.

Drawing Nos: Planning Statement by Savills dated June 2019; Statutory Declaration from Buildmaster Construction Ltd dated 17.6.19; Statutory Declaration from Waxflower Properties Ltd dated 2.7.19; certificate dated 12.6.19 from R.P. Testing Solutions; Plans refs 0881-SK.401B, 0881-P.SLP, 8516/009, 8516/010; Series of 8 photos showing installation of piles on site; Letter dated 29.5.19 from Savills to Council confirming works to commence implementation of planning permission; Email dated 22.5.19 from Councils' Planning Obligations team; Discharge notice from Council dated 29.5.19 for clause 5.1 of S106; Discharge notice from Council dated 21.5.19 for clause 4.1 of S106; Discharge notice from Council dated 16.4.19 for clause 4.2 of S106; Receipt from Council dated 19.12.18 of S106 payment; Decision notice dated 28.5.19 ref 2019/1416/P.

Second Schedule:

17 Middlefield
London
NW8 6ND

Reason for the Decision:

- 1 The works carried out on site are a material operation which constitute implementation of the development permitted by planning permission dated 7.7.16 ref 2015/5241/P and had begun on site within three years of the date of the permission.

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.