

Application ref: 2019/4090/P
Contact: David Peres Da Costa
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Date: 18 October 2019

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Montagu Evans
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 01 October 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 property as a single family dwellinghouse.

Drawing Nos: Legal opinion prepared by Robert Walton QC (Landmark Chambers) dated 8th August 2019; Planning application form by The Columban Fathers and Refusal Decision dated 04/12/1969 (ref 7793) for Change of use of No. 28 Redington Road, Camden, from a single family residence to use as a Mission Hostel; Sworn Affidavit of Father Peter Hughes (Missionary Society of St Columban) dated 15th July 2019; Health and Safety Report prepared by D E Ford Risk Management (undated); Appeal Decisions ref APP/J4423/C/05/2002582 for 94 Harcourt Road, Sheffield S10 1DJ; Statement of Common Ground prepared for appeal at 28 Redington Road dated September 2017 (ref: APP/X5210/W/16/3164577); Planning Statement dated May 2016 (prepared for planning application ref:2016/2997/P); Council Tax for Financial Year 2015/2016 for 28 Redington Road; Sales Particulars for Redington Road prepared by Goldschmidt Howland

Second Schedule:
28 Redington Road
London
NW3 7RB

Reason for the Decision:

- 1 The use as a single dwelling house began more than four years before the date of this application.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey grid background.

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 specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the 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.