

Application ref: 2019/6447/P
Contact: Tony Young
Tel: 020 7974 2687
Date: 11 February 2020

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

Drawing and Planning Ltd
Mercham House
25-27 The Burroughs
Hendon
NW4 4AR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 28 January 2020 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:

Removal and bricking up of external door opening at rear ground floor level.

Drawing Nos: (PSLRD_)L001, L101, P001, P101, S001, S101; Planning Statement from Drawing & Planning Ltd dated December 2019; Title register from HM Land Registry ref. NGL814833 (Appendix 1) dated 29/01/2015; Undated estate agent information from Salter Rex LLP (Appendix 2); Major Defects Survey & Valuation Report from Ferrier Tomlin Chartered Surveyors dated 08/12/2014 (Appendix 3); Law Society Property Information Form completed by Mrs SE Clark and Miss LH Clark dated October 2014 (Appendix 4).

Second Schedule:

Flat A
77 Patshull Road
London
NW5 2LE

Reason for the Decision:

- 1 Sufficient evidence has been provided to demonstrate that, on the balance of probability, the building works described in the First Schedule were completed

more than four years before the date of this application.

Informative(s):

- 1 The granting of this certificate is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Town and Country Planning Act 1990 as amended. Planning advice may be sought from the Council's Development Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 4444) or by email at planning@camden.gov.uk.

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.