

Application ref: 2020/0401/P
Contact: Ben Farrant
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Date: 6 March 2020

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Miss Deepa Gulhane
36 Primrose Gardens
London
NW3 4TP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 26 February 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:

Formation of external staircase as shown on plan number: 01Rev.01, in accordance with section 56(4) of the Town and Country Planning Act 1990, constituting a material operation for commencement of planning permission 2016/5914/P dated 13/04/2017 in accordance with condition 3.

Drawing Nos: TQRQM20057113914067 & Photographs of external staircase
(unnumbered)

Second Schedule:

36 Primrose Gardens
London
NW3 4TP

Reason for the Decision:

- 1 The evidence submitted confirms that the formation of the external staircase (as shown on plan no. 01Rev.01) carried out is a material operation in association with the implementation of planning permission 2016/5914/P dated 13/04/2017, for 'Conversion of 1 x 4 bed maisonette at first, second and third floor levels into first floor 1 bed flat and second and third floor 3 Bed flat, with

associated elevational changes and installation of staircase to rear elevation at upper ground floor level' - and therefore the planning permission has lawfully commenced prior to the expiration 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular 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*/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.