

Application ref: 2020/1541/P
Contact: Tony Young
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Date: 3 June 2020

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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 04 May 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:

Use as 8 self-contained residential units (Class C3).

Drawing Nos: Unnumbered site location plan; As built drawings (CAD/FO/AK/-)01 to 11 (inclusive); Cover letter from Savills dated 09/03/2020; Statutory declaration from Keith David Freedman (K.F.Properties) dated 11/07/2017; Assured Shorthold Tenancy and Memorandum Tenancy Agreements (Flats 1 to 8 inclusive) with various dates from 2013 to 2018; Utility bill from Southern Electric dated (Flat 3) 27/12/2018; Council tax statements (Flats 3, 4 and 5) with various dates in 2019; Letter from London Borough of Camden (ref. RS/HMO/027512) dated 09/10/2012.

Second Schedule:

39 Fordwych Road
London
NW2 3TN

Reason for the Decision:

- 1 The use of the property as 8 separate self-contained residential units within Class C3 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 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.