

Application ref: 2020/2446/P
Contact: Joshua Ogunleye
Tel: 020 7974 1843
Date: 15 June 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

Taylor Wessing LLP
Taylor Wessing Llp
5 New Street Square
London
EC4A 3TW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 08 June 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:

Confirmation of the lawful implementation of planning permission 2016/5375/P dated 05/06/2017 (erection of a 2 storey (plus basement and loft), 7 bed dwellinghouse (C3) and associated re-landscaping following the demolition of existing house).

Drawing Nos: Record of Planning Implementation Works (dated 03/06/2020)

Second Schedule:

16 Avenue Road
London
NW8 6BP

Informative(s):

1 Reason for decision:

The evidence submitted confirms that operational works permitted under planning permission 2016/5375/P dated 05/06/2017 have begun on site within three years of the date of the permission and that the permission has therefore been implemented on-site.

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.