

Application ref: 2020/1800/P
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Date: 10 July 2020

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Montagu Evans
5 Bolton Street
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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 18 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:

Commencement of development under planning permission 2016/5197/P (Erection of a 3 storey, single family dwellinghouse (Class C3) with accommodation in the roof space and a basement beneath house and part of rear garden, following the demolition of the existing dwellinghouse) dated 13/04/2017.

Drawing Nos: Site Location Plan; Copy of the Decision Notice for The 2017 Permission; Appendix 1- Copy of decision notices for pre-commencement conditions 2020/0109/P, 2020/0138/P and 2020/0343/P; Appendix 2 - Knightbuild - Planning Implementation Works (2 April 2020); Appendix 3 - Knightbuild - Site Set Up-ref.KB441-SK-800 R01; Appendix 4- Knightbuild - Section A-A - ref. KB441-SK-801 R01; Appendix 5 - Client - Email confirmation for Knightbuild to proceed with the works (7 April 2020); Appendix 6 - The Royal Borough of Kensington and Chelsea - Site Inspection Report (15 April 2020); Appendix 7 - Site photographs, dated 15 April 2020, CIL Commencement notice dated 7 April, CIL Demand Notice dated 20 March 2020, Cover letter dated 18 June 2020.

Second Schedule:

81 Avenue Road
London
NW8 6JD

Reason for the Decision:

1. The evidence submitted confirms that the works carried out in association with the implementation of planning permission 2016/5197/P for the (Erection of a 3 storey, single family dwellinghouse (Class C3) with accommodation in the roof space and a basement beneath house and part of rear garden, following the demolition of the existing dwellinghouse) dated 13/04/2017 commenced prior to the expiration of the permission (13th April 2017).

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
Director of Economy, Regeneration and Investment

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.

