

Application ref: 2020/2022/P
Contact: Gary Bakall
Tel: 020 7974 5618
Email: Gary.Bakall@camden.gov.uk
Date: 16 July 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

Mr Mark Upton
50 Rochester Place
London
NW1 9JX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 04 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 works in accordance with condition 1 (within three years from date of permission) of planning permission 2016/3719/P for the excavation beneath the footprint of the property for a basement extension and erection of single storey glazed roof extension associated with the use as Garage/Workshop (Class B2).

Drawing Nos: Site Location Plan; Excavation Location Plan; Photographs

Second Schedule:
50 Rochester Place
London
NW1 9JX

Informative(s):

1 Reason for the Decision:

The evidence submitted confirms that the works carried out in association with the implementation of planning permission 2016/3719/P for the excavation beneath the footprint of the property for a basement extension and erection of single storey glazed roof extension associated with the use as a garage/workshop class B2 commenced prior to the expiration of the permission (9th May 2020).

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
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.