

Application ref: 2020/0803/P  
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Date: 28 July 2020

**Development Management**  
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Meir Shami  
Flat 3 Douglas Court  
Quex RD  
London  
NW64PT  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

### **Certificate of Lawfulness (Proposed) Granted**

The Council hereby certifies that the development described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Use of the room on the first floor living room (Class C3) as an administrative office and operating centre for a private hire vehicle company with no public visitors.

Drawing Nos: first floor plan and Site location plan.

Second Schedule:

**Flat 3  
Douglas Court,  
Quex Road  
London  
NW6 4PT**

Reason for the Decision:

- 1 The proposed business use would not involve a material change of use and would be ancillary to the primary use of the premises as a residential flat (Class C3). The proposal would not constitute development as defined by the Town and Country Planning Act 1990 and would not therefore require planning permission.

Informative(s):

- 1 The proposed use is considered lawful as per the description on the decision notice. Any changes that would alter the nature of the residential use to fall outside of use class C3, for example to provide an area for private hire vehicles to congregate or pick up/drop off passengers or to provide an area for customers to visit, would be subjected to enforcement control.

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 192 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.

