

Application ref: 2020/3323/P  
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Date: 10 August 2020

**Development Management**  
Regeneration and Planning  
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Matthew Wood Architects Ltd  
The Tea Factory  
110 Endwell Road  
London  
SE4 2LX  
UK

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:

Erection of an outbuilding and laying of hardsurface slabs in the rear garden incidental to the dwellinghouse (Use Class C3).

Drawing Nos: E0.1 , 4.01 RevB1, 4.02 RevB1, COL.01 RevA, . COL.02.

Second Schedule:

**14 Prince Arthur Road**

**London**

**NW3 6AU**

Reason for the Decision:

- 1 The outbuilding to the rear garden s permitted under Class E of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 2 The hardsurface to the rear garden is permitted under Class F of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informative(s):

- 1 You are advised that in order to comply with the parameters of permitted development as set down in the Town & Country Planning (General Permitted Development) Order 2015 (as amended) you must ensure that:-
  - (i) the works do not include the installation, alteration or replacement of a chimney, flue or soil or vent pipe; and
  - (ii) the rooflights on the front roofslope do not protrude more than 150mm beyond the plane of the roofslope

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.