

Application ref: 2020/4233/P  
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**Development Management**  
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SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 05 October 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:**

Erection of 4th floor rear extension to existing student accommodation building (Sui Generis), for use as 2 x additional student accommodation units.

Drawing Nos: As Built Chalk Farm Road Elevation 200920-A(SO)401; As Built Fourth Floor Plan 200920A-A(SO)140 Rev. A; As Built North Elevation of Fourth Floor 200920-A(SO)403; Harmood Street Elevation As Built 2002920A(GA)411; OS Location Plan 200920-A(SO)001.

Supporting documents: Covering letter in support of the existing use including Google Streetview images of the extension from 2014 and 2015 (prepared by SM Planning, dated 14/09/2020); Tenancy agreement for Room No. 259 dated 22/10/2014; Tenancy agreement for Room No. 260 dated 16/04/2014.

#### **Second Schedule:**

**34 Chalk Farm Road**  
**London**  
**NW1 8AJ**

Reason for the Decision:

Informative(s):

- 1 The 4th floor rear roof extension to the existing student accommodation building at 34 Chalk Farm Road, NW1 8AJ (Sui Generis), for use as 2 x additional student accommodation units, has existed for more than 4 years before the date of this application.

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.

