

Application ref: 2020/4614/P
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London Borough of Camden
33 - 35 Jamestown Road
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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 29 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:

Use of premises as self-contained units (Class C3) of temporary accommodation for homeless families in Camden.

Drawing Nos: A4 site location plan, 1959 Drawings Greenwood Annexe - 190/12A, 180/13A, 180/15, 180/14A, Greenwood Annexe Refurbishment for Temporary Accommodation Use - 6 October 2020.

Second Schedule:

Greenwood
49 - 72 Oseney Crescent
London
NW5 2BB

Reason for the Decision:

Informative(s):

- 1 Permission was granted in 1959 to erect a three storey block of 24 flats

(TP83678/9257). There are no applications concerning the use of the premises on the system since that date. The premises have been operating more recently as self-contained sheltered housing which also falls within class use C3. These dwellings were self-contained bedsits, operating as an annexe to the Greenwood Building, which remains in operation as sheltered housing.

The proposed accommodation for homeless families would be self-contained and unsupported and would also fall within class use C3. It is not proposed to change the number of units within the building from the originally approved number and therefore there would be no dwellings gained or lost under the proposals, which would trigger the need for planning permission. The proposed internal works consist of refurbishment only.

One letter of support was received on the proposals.

Given the above, the use of the premises is considered to be Class C3 and the proposed use does not require planning permission.

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.