

Application ref: 2020/5448/P  
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Date: 8 January 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE

Phone: 020 7974 4444

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Rebecca Lord Planning  
44 Barton Drive  
Hamble le Rice  
Southampton  
SO31 4RE

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:

Conversion of office space at first floor rear of the building to a self-contained two bedroom flat (Class C3).

Drawing Nos: RL/342/1 (Location Plan), RL/342 LDC Report (Rebecca Lord Planning), Philip Andrew Signed Statement (October 2020), Exhibit PA1 (Land Registry Title), Exhibit PA2 (9702/B - PE700330R1 - Proposed Floor Plans, Elevations & Section)

Second Schedule:

**136-138 Kentish Town Road**  
**London**  
**NW1 9QB**

Reason for the Decision:

- 1 The development was granted planning permission under planning permission PE9700330R1 dated 07/11/1997. Planning permission PE9700330R1 was lawfully commenced and so the proposed use of the former offices at the rear of the building as a two bedroom flat as per drawing 9702/B approved under planning permission PE9700330R1 remains lawful.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
  
- 2 You are advised that the Council's Transport Strategy Team will generally resist the formation of new pavement crossovers if their formation would necessitate an alteration that would be detrimental to an existing Controlled Parking Zone, which would appear to be the case in the circumstances of this site, as the proposed position of the new pavement crossover is in an existing resident's parking bay. It is recommended that you contact the Council's Transport Strategy Team, Camden Town Hall, Argyle Street, London WC1H 8EQ, (tel: 020-7974 5543) or email [transportpolicyobs@camden.gov.uk](mailto:transportpolicyobs@camden.gov.uk) for further details.
  
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 This Certificate relates to the proposed use of the former offices at the rear of the building as a two bedroom flat as per drawing 9702/B approved under planning permission PE9700330R1. Any material alterations to the planning permission may require a new consent for which you would be advised to make the relevant 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  
Chief Planning Officer

#### 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.