

Application ref: 2021/1349/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Email: Matthew.Dempsey@Camden.gov.uk
Date: 8 September 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

ROK Planning
16 Upper Woburn Place
London
WC1H 0AF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 29 June 2021 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 whole property as self-contained residential dwellings (Class C3).

Drawing Nos: Site Location Plan. 8233 X1, 8233 X2, 8233 X3, 8233 X5, 480-01, 8233 P1, 8233 P2, 8233 P3, 8233 P4, 8233 P5, 8233 P7, 21.017 01 (Lower ground floor to roof plans). Cover Letter (20/03/2021) Appendices 1 - 10. Applicant's legal advice (D Edwards QC 25/02/2021).

Second Schedule:

64-66 Argyle Street
London
WC1H 8ER

Reason for the Decision:

- 1 The premises has reverted to its lawful use for residential purposes (Class C3), following the vacation of the property by St Mungo's in 2020, in accordance with condition 1 attached to planning permission ref: 35758 dated 04/07/1983 for 'continued use as a hostel'.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer

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.