

Application ref: 2021/2803/P  
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Date: 24 September 2021

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Town Planning Expert  
2 Penmelen  
Camelford  
Camelford  
PL32 9UH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 20 July 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:

Confirmation of implementation of planning permission ref: 2012/5473/P dated 05/12/2012 (Erection of single storey rear extension with two lantern rooflights at lower ground floor level including raising the boundary walls all in connection with the existing restaurant (Class A3).

Drawing Nos: Site Location Plan, Planning Statement (TPExpert), Appendix 1 images, Appendix 2 Affidavit (26/05/2021), Appendix 3 Builder's quote, Appendix 4 Approved Ground floor plan, Appendix 5 Building Control Quote, Appendix 6 Photo of foundations, Appendix 7 Ground investigation email, Appendix 8 images, Appendix 9 Building Control invoice, Appendix 10 Revised drawing, Appendix 11 Proforma invoice, Appendix 12 Approved sections, Appendix 13 CIS, Appendix 14 Ground Investigation, Appendix 15 Decision Notice.

#### Second Schedule:

**279 West End Lane**  
**London**  
**NW6 1QS**

Reason for the Decision:

- 1 The evidence submitted confirms that the works carried out in association with the implementation of planning permission 2012/5473/P dated 12/12/2012 commenced prior to the expiration of the permission (4th December 2015).

Informative(s):

1

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



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.

