

Application ref: 2021/3118/P
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Christopher Wickham Assocs
35 Highgate High Street
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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:

Use as a single-family dwelling house (C3).

Drawing Nos: Existing and proposed floorplan layouts dated 2 June 2021; Cover letter from Christopher Wickham Associates dated 22 June 2021; Valuation Office emails; Letter from Valuation office dated 29 March 2020; Statutory Declaration from Logan Coutts; Statutory Declaration from Adriel Leff; Application form.

Second Schedule:

1 South Hill Park Gardens
London
NW3 2TD

Reason for the Decision:

- 1 The information provided by the applicant is deemed to be sufficiently precise and unambiguous to demonstrate on the balance of probability that the removal of the internal partitions, and the use of the building as single family dwellinghouse by a single household (use class C3), would be lawful.

Informative(s):

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 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.