

Application ref: 2021/4409/P
Contact: Fast Track Team
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Date: 9 December 2021

Development Management
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Morgan Harris Architects Ltd
Orleans Lodge
Richmond Road
Twickenham
TW1 3BB
United Kingdom

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:

Amalgamation of Lower Ground Floor Garden Flat & Upper Ground Floor Flat to become a single Maisonette.

Drawing Nos: Existing Section A - AG273_030-01; Proposed Section A -AG273_030-02; Existing Upper Ground Floor - AG273_002-01; Proposed Upper round Floor Plan - AG273_002-02; Proposed Lower Ground Floor Plan - AG273_001-02; Existing Lower Ground Floor Plan - AG273_001-01

Second Schedule:

17 Hampstead Hill Gardens
London
NW3 2PH

Reason for the Decision:

- 1 The amalgamation of two flats into one does not fall within the "meaning of development" requiring planning permission as defined by the Town and Country Planning Act 1990.

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 grey rectangular background.

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. This Certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
3. 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.