

Application ref: 2021/3268/P
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Date: 3 March 2022

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CBRE Ltd
Henrietta House
Henrietta Place
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 04 August 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 that the planning permission dated 02 October 2018 (Ref 2016/3975/P) for 'Demolition of existing building and erection of a part-six, part-seven storey development comprising 77 residential units (8 x studio, 18 x 1-Bed, 32 x 2-Bed and 19 x 3-Bed units) (Use Class C3) and retail (Use Class A1-A5) use at ground floor with associated cycle parking, amenity space, refuse and recycling store and associated works.' was lawfully implemented by the carrying out of material operations prior to the expiry of the permission. Drawing Nos: Covering letter (CBRE) 25th June 2021, 001, 100, 102, Haverstock Hill Implementation Photos, Email dated 07 June 2021 with interim valuation, Valuation Recommendation (GT) 2 June 2021, HH-ARP-SKE-S-012 Rev 01.

Second Schedule:

5 - 17 Haverstock Hill
London
NW3 2BP

Reason for the Decision:

- 1 The evidence submitted confirms that operational works permitted under planning permission 2016/3975/P, dated 02 October 2018, began on the site within three years of the date of the permission and that the permission has


therefore been implemented on site.

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.