

Application ref: 2021/5223/P
Contact: Fast Track SC
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Date: 17 March 2022

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SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 01 March 2022 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:

Implementation of planning permission reference 2007/6101/P granted on 03/07/2008 for 'demolition and rebuild behind the principle facades of the single family dwelling house (Class C3) including excavation at basement level to provide additional accommodation, dormer windows to roof, erection of a single storey rear extension to connect to new coach house and alterations to side vehicular access.'

Drawing Nos: 195/E05; 195/PL20; 001-Section A-A; 001; EPV-050; GFW-01;6800/01/SK003; Planning Statement by SM Planning dated 25 October includes Appendices.

Second Schedule:

48 Queen's Grove
London
NW8 6HH

Reason for the Decision:

- 1 The evidence submitted confirms on the balance of probability that the works carried out in association with the implementation of planning permission 2007/6101/P (Demolition and rebuild behind the principle facades of the single

family dwelling house (Class C3) including excavation at basement level to provide additional accommodation, dormer windows to roof, erection of a single storey rear extension to connect to new coach house and alterations to side vehicular access.) dated 03/07/2008 commenced prior to the expiration of the permission (03/07/2011).

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.

