

Application ref: 2021/3772/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 23 March 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Macdonald Planning Consultancy
Kintail
Coylumbidge
Aviemore
PH22 1QU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Proposed) Refused

Address:

Lilian Baylis House
165 Broadhurst Gardens
London
NW6 3AX

Proposal:

Use of existing 3/4 storey building as a school for 300 pupils within Class F1 of the Use Classes Order, as amended.

Drawing Nos: Statement in support of application for a Certificate of Lawfulness of Proposed Use prepared by EMW Law dated 4th August 2021; 2698_10400; Existing lower ground floor plan; Existing upper ground floor plan; Existing first floor plan; Existing second floor plan; Existing roof plan (all unnumbered).

The Council has considered your application and decided to **refuse** a certificate of lawfulness for the following reason:

Reason(s) for Refusal

- 1 The existing property is not considered to fall with Class F1 as defined in the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. As such it would not benefit from permitted development rights under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 3, and the proposed change of use would not be permitted development.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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