

Application ref: 2022/0363/P
Contact: Fast Track Team
Tel: 020 7974
Email:
Date: 31 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

MBA Planning
93 Hampton Road
Middx
TW12 1JQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 24 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:

Use of flats 5 and 6 as self-contained residential units.

Drawing Nos: Cover Letter - Michael Burroughs, Affidavit – Ashraf Borghol, Appeal Decision – 2075312 –(Jan 2009), Council Records – May 2009, Tenancy Agreements – October 2021; 2017 to date x 9, Email from ctax office to Email to Thomas Koeppé – 3/8/10, Email from ctax office to Email to Thomas Koeppé – 4/8/10, Email from ctax office to Email to Thomas Koeppé - 27/08/2010, Domestic Electrical Installation Condition Report -5/4/2018, Domestic Electrical Installation Condition Report – 4/6/2016, Domestic Electrical Installation Condition Report – 4/7/2021.

Second Schedule:

Flat 5 and Flat 6
144 Drummond Street
London
NW1 2PA

Reason for the Decision:

- 1 On the balance of probability, the use of Flat 5 and Flat 6 as self-contained

residential units began more than four years before the date of this application.

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 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus, would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
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.