

Application ref: 2022/0575/P
Contact: Fast Track TY
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Date: 28 May 2022

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RPS
20 Farringdon Street
London
EC4A 4EN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 17 May 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:

Commencement of works in accordance with condition 1 (within three years from date of permission) of planning permission (2017/6275/P) granted 25/01/2019 for extensions to ground floor flat including basement excavation with rear extension and roof terrace, replacement conservatory at ground floor level, and associated landscaping including erection of replacement garden shed.

Drawing Nos: Site location plan (ref. FRB_01); Cover letter from RPS Consulting Services Ltd. dated 10/02/2022; Site Inspection Report from Building Control Approval Ltd. (ref. IT/4915) dated 21/01/2022; Letter from VIN-DEC Professional Refurbishment Ltd. (ref. Estimate-0250) dated 29/12/2021; Photo sheets (evidence of works and tree protection measures).

Second Schedule:

Flat 1
3 Eton Avenue
London
NW3 3EL

Reason for the Decision:

- 1 The evidence submitted confirms that the works commenced in accordance with condition 1 (within three years from date of decision) of planning permission (2017/6275/P) granted 25/01/2019 for extensions to ground floor flat including basement excavation with rear extension and roof terrace, replacement conservatory at ground floor level, and associated landscaping including erection of replacement garden shed.

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.

