

Application ref: 2022/0454/P
Contact: Fast Track SC
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Date: 30 May 2022

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Christopher Wickham Assocs
35 Highgate High Street
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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 24 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:

Continued use of existing roof terrace with associated railings, fencing, and roof access hatch for more than 4 years.

Drawing Nos: Statutory declaration (Mr Christopher Pitchford); Exhibit CCPG2 - Drawing No. 218/013; Exhibit CCPG3 - Benham Reeves Property Details(roof terrace); Exhibit CCPG4 - Bleriot - Work Report; Statutory declaration (Mr Joshua Wilson) - 3/02/2022; Exhibit JW1 - Picture of roof terrace; Statutory declaration (Ms Barbara Galloway); Copy of planning permission CTP/E8/4/30/19089 - Granted 3/04/1974; Copies of drawing nos. D3A and D4A (Planning Permission - CTP/E8/4/30/19089); Top floor and Roof plans, Section, and Site location plan - Drawing no. 10636/TP/01; Existing rear and side elevation - Drawing no. 10636/TP/02

Second Schedule:

Flat 4
57 Parliament Hill
London
NW3 2TB

Reason for the Decision:

- 1 The operations were substantially completed 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



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.