

Application ref: 2022/0926/P  
Contact: Edward Hodgson  
Tel: 020 7974 8186  
Email: Edward.Hodgson@camden.gov.uk  
Date: 17 June 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](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

George Evennett Limited  
69, The Old Post Office  
High Street  
Barrington  
CB22 7QX  
undefined

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

### **Certificate of Lawfulness (Existing) Granted**

The Council hereby certifies that on the 08 April 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 rear ground floor as self-contained residential flat (Class C3).

Drawing Nos: Site Location Plan Ex01, Existing Ground Floor Plan Ex02, Letter from Ge. dated 08/03/2022, HM Land Registry title document dated 27/04/2017, A: Statutory Declaration of Patrick and Noleen Feeney dated 22/02/2022, B: 12 month Tenancy Agreement dated 12/09/2011, 12 month Tenancy Agreement dated 18/01/2017, 12 month Tenancy Agreement dated 18/06/2021, C: Camden Benefits Service letter dated 21/07/16, Camden Benefits Service letter dated 18/08/2016, Camden Benefits Service letter dated 15/09/2016, Camden Benefits Service letter dated 29/09/2016, Camden Benefits Service letter dated 12/10/2016, D: Gas Safety Record dated 21/08/2012, Gas Safety Record dated 21/08/2013, Gas Safety Record dated 04/09/2014, Gas Safety Record dated 10/10/2017, Gas Safety Record dated 18/10/2018, Gas Safety Record dated 18/10/2019.

#### Second Schedule:

**18a Flat Ground Floor Rear**  
**Cricklewood Broadway**  
**London**  
**Camden**  
**NW2 3HD**

Reason for the Decision:

- 1 The use as a self-contained flat 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



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.