

Application ref: 2022/0576/P  
Contact: Fast Track SC  
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Date: 12 July 2022

**Development Management**  
Regeneration and Planning  
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PPM Planning Limited  
185 Casewick Road  
West Norwood  
London  
SE27 0TA  
United Kingdom

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 14 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 upper ground, first and second floors as 6 flats (2 on each floor).  
Drawing Nos: 180209/00; 180209/01; 180209/02; Site Location Plan; Statutory Declarations - Jacquelyn Annemarie Devitt - 4/02/2022; Shan Slavin - 16/07/2021; 4/02/2022; Damon Peddar - 24/07/2018; Flat 1 Evidence: Signed ASTs - Fyrecroft Estates Ltd: 15/08/2020 - 14/08/2021 - Nicole Goluskin; 30/09/2021 - 29/09/2022 - Christos Vasilopanagos; Energy Performance Certificate dated 01/09/2017; VOA banding with effect from 12/12/2017; Email from UK Power dated 13/12/2021; Flat 2 Evidence: Signed ASTs - Fyrecroft Estates Ltd: 11/01/2020 - 10/01/2021 - Guillemette Villemin; 11/01/2021 - 10/01/2022 - Guillemette Villemin; Energy Performance Certificate dated 01/09/2017; Gas Safety Records dated 17/09/2018, 24/09/2019, 16/10/2020 and 21/10/2021; VOA banding with effect from 12/12/2017; Flat 2 - Peppiatt Estate Agent Particulars; Email from UK Power dated 13/12/2021; Flat 3 Evidence: Signed ASTs - Fyrecroft Estates Ltd: 14/02/2020 - 13/02/2021 - Guilherme Sila de Oliveira; 14/02/2021 - 13/02/2022 - Guilherme Sila de Oliveira 14/02/2021 - 13/02/2022; Energy Performance Certificate dated 08/11/2017; Floorplan; VOA banding with effect from 12/12/2017; Kinleigh Folkard & Haywood Estate Agent Particulars; Email from UK Power dated 16/12/2021; Flat 4 Evidence: Signed ASTs - Fyrecroft Estates Ltd: 01/03/2020 - 28/02/2021 - Sarah Homes; 01/03/2021 - 28/02/2022 - Sarah Homes; Energy Performance Certificate dated 1/09/2017; VOA banding with effect from 12/12/2017; Email from UK Power dated 16/12/2021; Flat 5

Evidence: Signed ASTs - Fyrecroft Estates Ltd: 16/04/2020 - 15/04/2021 - Lev Tankelevitch; 16/04/2021 - 15/04/2022 - Lev Tankelevitch; Energy Performance Certificate dated 08/11/2017; VOA banding with effect from 12/12/2017; Hunters Estate Agent Particulars; Email from UK Power dated 16/12/2021; Flat 6 Evidence: Signed ASTs - Fyrecroft Estates Ltd :01/08/2020 - 31/07/2021 - James Fahy: 01/12/2020 - 39/11/2022 - Ariel Drouault; Energy Performance Certificate dated 01/09/2017; VOA banding with effect from 15/04/2005; Hunters Estate Agent Particulars; Email from UK Power dated 16/12/2021; Email from HMO Licence Team - 19/5/2022; Floor Plans - 30/6/2022; Copy of licence - 27/5/2022; Email from Agent: Inventories & Photos - 9/5/2022.

Second Schedule:

**29 Glenloch Road**  
**Upper ground**  
**first and second floors**  
**London**  
**Camden**  
**NW3 4DJ**

Reason for the Decision:

- 1 On the balance of probability, the use of the upper ground, first and second floors as 6 self-contained residential units (2 on each floor) 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.