

Application ref: 2022/0999/P  
Contact: Fast Track SC  
Tel: 020 7974  
Email:  
Date: 20 July 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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10 Hornsey St  
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N7 8EL  
undefined

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 04 July 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:**

Planning permission has lawfully commenced within the three year time limit for commencement as stated on the decision notice of 2018/5673/P.

Drawing Nos: BBP Implementation PERGOLA - plng01\_100322; Commencement site inspection; SITE LOCATION PLAN FWZ.199; PROPOSED SITE PLAN FWZ.200; PROPOSED ROOF PLAN FWZ.201; PROPOSED GROUND PLAN FWZ.202; PROPOSED ELEVATION AND SECTION FWZ.203; PROPOSED DESIGN INTENT BASE and EAVES DETAIL FWZ.204; EXISTING ROOF PLAN FWZ-199.1; EXISTING FRONT ELEVATION FWZ-199.2; EXISTING SIDE ELEVATION FWZ-199.3; EXISTING SIDE ELEVATION FWZ-199.4;FWZ-199.6\_EXISTING SECTION AA; Initial Building Notice; Pre-Construction Information; Implementation supporting images; Final Decision Notice (2018.5673.P)

#### **Second Schedule:**

**Radlett House**  
**Radlett Place**  
**London**  
**Camden**  
**NW8 6BT**

## Reason for the Decision:

- 1 The evidence submitted confirms on the balance of probability that the works carried out in association with the implementation of planning permission 2018/5673/P (Erection of garden pergola to front garden of property to link main house with garden outbuilding / pool house previously permitted/implemented under previous application references 2010/6316/P dated 17/01/2011 and 2018/4258/P dated 12/10/2018) dated 12/02/2019. The works commenced prior to the expiration of the permission (12/02/2022).

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. 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.