

Development Management
Regeneration and Planning
London Borough of Camden
5 Pancras Square
London
N1C 4AG

VIA PLANNING PORTAL

28 July 2022

Dear Sir/Madam,

RE: APPLICATION FOR CERTIFICATE OF LAWFULNESS AT OAK HILL HOUSE, OAK HILL PARK, LONDON, NW3 7LP

On behalf of the Applicant, Ms Olga Alexeeva, please find enclosed an application for a Certificate of Lawfulness pursuant to Section 191 of the Town and Country Planning Act 1990, which seeks the Council's confirmation that Planning Permission 2018/6327/P has been lawfully implemented.

Please find enclosed the following documents for your consideration:

- Completed and signed application form;
- Decision notice for planning permission ref: 2018/6327/P
- Photographs of the works as commenced

Background

Planning permission was granted under planning ref: 2018/6327/P for:

Conversion of 2 x 2 bed flats into 1 x 4 bed flat at second floor level; formation of inset roof terrace with associated rear balustrade and access; window alterations at second floor including enlargement of 3 windows at rear and southwest side, and insertion of a new window at southwest side.

The Planning Permission included the standard condition regarding commencement of the Development, i.e. it must be begun before the expiration of 3 years from the date of the Planning Permission (before 13 August 2022).

Legal Framework

Section 56 of the 1990 Act states that development shall be taken to have commenced on the earliest date on which any material operation comprising the development begins to be carried out.

Implementation

Following the approval of planning permission, the Applicant, Ms Alexseeva began implementation of the work in June 2022. As illustrated in the accompanying photographs works are underway to replace the window on the South West Elevation which will match the other window at second floor level.

The replacement of the window on the south west elevation at second floor level forms part of the development and falls within the material operations defined by Section 56(4) of the Act and therefore demonstrating that development has commenced on site.

Evidence of Implementation

The Applicant has been present on site to observe the work that has been carried out and photographs were taken of the works that have commenced on site. Photographs are included within the submission pack which provide evidence of implementation.

The above demonstrates that Planning Permission ref: 2018/6327/P has been lawfully implemented and secured in perpetuity.

The Council is therefore respectfully requested to grant a Lawful Development Certificate to certify this. I trust the above is clear and that you have sufficient information in order to register and determine the application. If you require any further information, please do not hesitate to contact me..

Yours faithfully,

For, and on behalf of Orcadian Planning