

Application ref: 2022/1838/P  
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Date: 13 September 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE

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S P Planning  
74 Clerkenwell Road  
Clerkenwell  
London  
EC1M 5QA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that the development described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

First Schedule: Proposed works at the front of the property as permitted development by virtue of Class F of Part 1, Class A of Part 2, Class D of Part 2 and Class C of Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the Order") for re-surfacing and widening of the driveway, replacement of the gates to the side of the house, installation of electric vehicle charging points on the side wall of the house, and the removal of a section of the front boundary wall.

Drawing Nos: 800.275D, 800.276, 800.277, 800.275D, 800.276, 800.277, 800.201G, 800.207H, 800.230D.

Second Schedule:  
**15 Holly Lodge Gardens**  
**London**  
**N6 6AA**

Reason for the Decision:

- 1 The proposed works at the front of the property are permitted development by virtue of Class F of Part 1, Class A of Part 2, Class D of Part 2 and Class C of Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the Order").

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 192 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.