

Application ref: 2022/3384/P  
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Date: 12 October 2022

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Cooke Fawcett Ltd  
1-2 Herbal Hill  
London  
EC1R 5EF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 22 September 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:

Rear garden studio outbuilding.

Drawing Nos: Unnumbered site location plan; CF-122-OSP-0105-B; Email from Soutra Gilmour dated 06/07/2022; Report and Photo Sheet from Cooke Fawcett Architects (both dated 09/08/2022).

Second Schedule:

**Flat A**  
**23 Ospringe Road**  
**London**  
**NW5 2JD**

Reason for the Decision:

- 1 The studio outbuilding, on the balance of probability, has been in place in the rear garden for 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a faint, light-colored rectangular stamp or watermark.

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 structure specified in the First Schedule located on the land described in the Second Schedule was lawful on the specified date and thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. 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.