

Application ref: 2022/3119/P
Contact: Fast Track SC
Tel: 020 7974
Email:
Date: 16 October 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Mr Rafael Maciel
30 Jeffreys Street
Flat 3
London
NW1 9PR
United Kingdom

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:

The use of the premises as a dwelling with incidental office/administrative use for the occupier's business (take bookings as a TfL Private Hire Operator) with no access to visiting members of the public and no vehicular visits (use class C3).

Drawing Nos: Drawing numbers: Location Plan; Authorisation Letter from Landlord - Audrey Fattouche; Cover Letter - Rafa Maciel

Second Schedule:

Flat 3
30 Jeffrey's Street
London
Camden
NW1 9PR

Reason for the Decision:

- 1 The proposed use as a private hire vehicle operator would not involve a material change of use from the primary use of the premises as a residential flat (Class C3). The proposal is therefore not considered to fall within the meaning of "development" requiring planning permission as defined by the

Town and Country Planning Act 1990.

Informative(s):

- 1 This certificate is issued on the basis that the private hire vehicle service will be operated remotely, with vehicles being located and operating offsite. You are advised that any intensification of business use on the site, beyond what is sought, may require planning permission. If customers visit the property and/or minicabs park in the area or use the area as a set-off/drop-down point then a change of use may occur and planning permission would be required. Any taxi activity on or close to the application site would constitute a change of use and would require planning permission or be subject to enforcement action.
- 2 The installation of any associated advertisements would require advertisement consent and would be indicative of an intensification of use that may generate the need for planning permission.

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. This Certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
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.