

Application ref: 2022/3256/P
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Date: 7 November 2022

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Orcadian Planning
Windy Nook
Chorleywood Bottom
Rickmansworth
WD3 5JB
undefined

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 03 November 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:

Commencement of works in accordance with condition 1 (within three years from date of permission) of planning permission 2018/6327/P granted on 13/08/2019 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.

Drawing Nos:

Site Location Plan; Cover letter dated 28 July 2022; Images of window on South West side before commencement and during building works; Images of new window installed on South West side.

Second Schedule:

Oak Hill House
Oak Hill Park
London
Camden
NW3 7LP

Reason for the Decision:

- 1 It is confirmed that operational works permitted by planning permission 2018/6327/P dated 13/08/2019 had begun on site prior to 13/08/2019 and that this permission has therefore been implemented onsite.

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. 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.