

Application ref: 2022/5299/P
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Date: 28 December 2022

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Karalapillai Mano

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 02 December 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:

Use of the second to fourth floors of the property as 6 self-contained flats (Class C3)

Drawing Nos: Site location plan, Statutory declaration from Cheryl Bilog dated 14/12/2020, Statutory declaration from Marte De Leon dated 13/12/2020, Layout details 0001, layout details 0002, layout details 0003, Letter from London Borough of Camden Naming and numbering of street and buildings dates 20/01/2018, Building control BC/67660 Final Certificate for 45C/1 Gascony Avenue dated 19/12/2017, Building control BC/67660 Final Certificate for 45C/2 Gascony Avenue dated 19/12/2017, Building control BC/67660 Final Certificate for 45C/3 Gascony Avenue dated 19/12/2017, Building control BC/67660 Final Certificate for 45C/4 Gascony Avenue dated 19/12/2017, Building control BC/67660 Final Certificate for 45C/5 Gascony Avenue dated 19/12/2017, Building control BC/67660 Final Certificate for 45C/6 Gascony Avenue dated 19/12/2017.

Second Schedule:

45 C Gascony Avenue
London
NW6 4NB

Reason for the Decision:

- 1 The use as six self contained dwellinghouses began 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



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 specified in the First Schedule taking place 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. This Certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule. Any use, operations, or other matters which are 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.