

Application ref: 2022/3933/P
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Date: 30 January 2023

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Ms Michelle Griffiths
88 Albert Street
London
NW1 7NR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 21 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:

Use of rear 1st floor flat roof for sitting out purposes.

Drawing Nos: Site Location Plan; Land Registry details dated 28th August 2022; Statutory declaration from Harry Kay dated 5th September 2022; Statutory declaration and photographs from Michelle Griffiths dated 13th September 2022; Copy of lease dated 28th November 2003; Copy of planning decision dated September 1989 and its associated drawing (Proposed Elevations Scheme B).

Second Schedule:

88A Albert Street
London
NW1 7NR

Reason for the Decision:

- 1 The use is 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 Please note that the permission hereby granted is for the use of the roof terrace only. There is a current enforcement investigation (EN23/0005) in relation to the physical alterations associated with the use of the roof terrace.

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. 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.