

Application ref: 2022/4261/P  
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Date: 6 February 2023

**Development Management**  
Regeneration and Planning  
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Bell Cornwell LLP  
164-180  
Union Street  
London  
SE1 0LH

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:

Change of use from house in multiple occupation (Class C4) to residential dwellinghouse (Class C3).

Drawing Nos: (022/EX/-)001, 002, 100, 101, 102, 120, 140, 141, 142, 161; (022/PR/-)200 rev A, 201 rev A, 220; Unnumbered floor plans received 23/12/2022; Cover Letter from Bell Cornwell Chartered Town Planners (ref. 2543) dated 04/10/2022; HMO Licence (ref. no. 085110) issued 04/04/2018; Statutory Declaration from Mr.Fereydoun Manteghi dated 22/12/2022; Tenancy Agreements (various) and Schedule received 23/12/2022.

Second Schedule:

**27 Sherriff Road**  
**London**  
**NW6 2AS**

Reason for the Decision:


- 1 The proposed change of use from house in multiple occupation (Use Class C4) to residential dwellinghouse (Use Class C3) is permitted under Class L of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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 light blue rectangular background.

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. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule would be lawful on the specified date and thus, would not be 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.