

Application ref: 2022/5379/P  
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Date: 27 February 2023

**Development Management**  
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BB Partnership  
Studios 33-34  
10 Hornsey Street  
London  
N7 8EL

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:

New front boundary wall and gates.

Drawing Nos: (GEO\_)001, 002, 115, 215.

Second Schedule:

**31 Elsworthy Road**

**London**

**NW3 3BT**

Reason for the Decision:

- 1 The proposed front boundary wall and gates are permitted under Class A of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 2 The proposed works do not constitute "relevant demolition" requiring planning permission as defined under Class C of Part 11 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informative(s):

- 1 The development would only constitute permitted development if the height of any gate, fence, wall or means of enclosure erected or constructed does not exceed 1 metre above ground level, in accordance with Condition A.1(a)(ii) under Class A of Part 2 of Schedule 2 of the Town & Country Planning (General Permitted Development) 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



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 operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations 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.