

Application ref: 2022/5543/P
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Date: 3 March 2023

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Mr Wai-kit Cheung
74 Makepeace Rd
London
UB5 5UG

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:

Erection of single storey outbuilding and new timber fence in rear garden
Drawing Nos: Site Location Plan CH_EX_LP_RevB_A3, CH_PP_BP_RevB_A3,
CH_EX_SLP_RevA_A1, CH_PP_SLP_RevB_A3, CH_EX_GA_GF_RevA_A1,
CH_PP_GA_GF_RevB_A3, CH_PP_RP_RevB_A3, CH_PP_GE_North_RevB_A3,
CH_PP_GE_East_RevB_A3, CH_EX_GE_South_RevB_A1,
CH_PP_GE_South_RevB_A3, CH_PP_GE_West_RevB_A3,
CH_EX_GE_North_RevB_A1

Second Schedule:

15 Crediton Hill
London
NW6 1HS

Reason for the Decision:

1 Reason for the Decision:

The proposed single storey outbuilding is permitted under Class E of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015. The proposed timber fence is permitted under Class A of Part 2 of Schedule 2 of the Town and Country Planning

(General Permitted Development) (England) Order 2015.

Informative(s):

- 1 The garden outbuilding hereby approved should only be used for purposes incidental to the enjoyment of the dwellinghouse as such and not as a separate dwelling or for commercial purposes.
- 2 Please be advised that works to trees in Conservation Areas require the consent of the Council's Tree Officer.
- 3 The Council encourages applicants for flat-roofed outbuildings to provide 'green living roofs' in the interests of the sustainability and biodiversity credentials of sites and to provide a satisfactory appearance of development

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. 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.