

Application ref: 2023/3219/P  
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Date: 19 October 2023

**Development Management**  
Regeneration and Planning  
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PPM Planning Limited  
185 Casewick Road  
West Norwood  
London  
SE27 0TA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

### **Certificate of Lawfulness (Existing) Granted**

The Council hereby certifies that on the 15 September 2023 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 as 6 x self-contained residential units.

Drawing Nos: Site Location Plan; Cover Letter dated 1st August 2023; Floor Plans Ground Floor (Flat 1), Ground Floor (Flat 2), 1st Floor (Flat 3), 1st Floor (Flat 4), Second Floor (Flat 5) and 3rd Floor (Flat 6); Council Tax Records for all 6 flats; Statutory Declarations of Damon Peddar and Shan Slavin dated 28th July 2023; Assured Shorthold Tenancy Agreement (Flats 1, 2, 3, 4, 5 and 6); Certificates of Tenancy Deposit Protection (Flat 1) dated 19th November 2018 and 4th August 2020; Certificates of Tenancy Deposit Protection (Flat 2) dated 19th November 2019 and 6th October 2021; Certificates of Tenancy Deposit Protection (Flat 3) dated 4th June 2018 and 15th March 2021; Certificates of Tenancy Deposit Protection (Flat 4) dated 4th October 2018 and 12th March 2021; Certificate of Tenancy Deposit Protection (Flat 5) dated 31st October 2017, 29th May 2019 and 21st December 2021; Certificate of Tenancy Deposit Protection (Flat 6) dated 4th December 2018 and 15th July 2019; Energy Performance Certificates (EPC) for Flats 1, 2, 3, 4, 5 and 6; Periodic Legislation (x4 pages).

Second Schedule:  
**55 Roderick Road**  
**London**  
**NW3 2NP**

Reason for the Decision:

- 1 The use as 6 self contained dwellings 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, would not have been 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.