

Mr Michael Brownson
79 Regents Park Road
London
NW1 8UY

Application Ref: **2013/4055/P**
Please ask for: **Carlos Martin**
Telephone: 020 7974 **2717**

22 November 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192
Town and Country Planning (Development Management Procedure) Order 2010

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 07 August 2013 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:

Continued use of the ground floor as cafe (Class A3).

Drawing Nos: Site location plan; 872/02; 8x copies of menus for the period 2000-2013; affidavit dated 28/10/2013; till rolls totals dated 28/10/2013; cash register information from October 2010 to October 2013; & associated invoices and letters for the period 1999-2014.

Second Schedule:

**79 Regents Park Road
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Reason for the Decision:

- 1 The use began more than ten years before the date of this application.

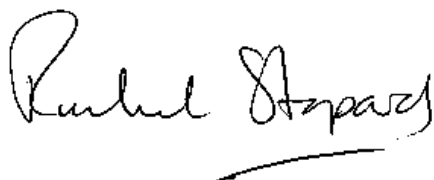


Informative(s):

- 1 You are reminded that the installation of extraction ducts, flues and similar external equipment essential to most Class A3 uses would require full planning permission on its own right. The granting of this certificate does not prejudice the Council's duty to protect the amenity of neighbouring residential accommodation and prevent the installation of equipment which does not meet Environmental Health regulation or relevant planning policy. You are advised to contact the Council prior to any plans for the intensification of the A3 use.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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*/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.

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