

Application ref: 2023/4722/P
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Date: 21 February 2024

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CarneySweeney
Scott House, Office 3.18
Suite 1, The Concourse
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SE1 7LY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 29 November 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 of ground floor as estate agents (Class E).

Drawing Nos: P110 A, P111 A; Cover letter from Carney Sweeney (ref. RE/CSL324) dated 02/11/2023; Photograph dated 07/08/2023; Approval notice (ref. 2013/4055/P) dated 22/11/2013; Lease document (between 79/81 Regents Park Road Ltd. and Savills (UK) Ltd.) dated 22/02/2016; Street View images from July 2008 to August 2022; Letter from Brecher LLP (ref. WZF/E186-1) dated 03/03/2023.

Second Schedule:

79 Regent's Park Road
London
NW1 8UY

Reason for the Decision:

- 1 On the balance of probability, the use of the ground floor for purposes falling within commercial, business and service use (Class E), and currently operating as estate agents, began more than ten years before the date of this application and is therefore lawful.

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 positioned above the printed name and title.

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, was not 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.