

Development Management & Building Control Service  
Barnet House, 1255 High Road, Whetstone, N20 0EJ  
Contact Number: 0208 359 7666

Mr Daniel Phillips  
UPP - Urban Planning Practice  
74 Brent Street  
London  
NW4 2ES

Application Number: **19/0225/192**  
Registered Date: 16 January 2019

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192**  
(as amended by Section 10 of the Planning and Compensation Act 1991)

**TOWN AND COUNTRY PLANNING (Development Management Procedure)**  
**(England) Order 2015: Part 8**

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**  
**(PROPOSED USE OR DEVELOPMENT)**

TAKE NOTICE that the Barnet London Borough Council, in exercise of its powers as Local Planning Authority under the above Act, hereby certifies, within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), that unless any relevant factor has changed since the application date, the following use / development is **LAWFUL**:

**Conversion of 2no self-contained flats into single family dwelling**

**At: 27 Bridge Lane, London, NW11 0ED,**

as referred to in your application and shown on the accompanying plan(s):

**INFORMATIVE(S):**

- 1 The reason for this determination is:- The proposal is for a building operation/use which, by virtue of Section 55 and 57 of the Town and Country Planning Act 1990, is not development requiring planning permission.
- 2 The plans accompanying this application are:
  - BRDGE-L001 (Existing location plan)
  - BRDGE-L101 (Proposed location plan)
  - BRDGL-E001 (Existing front and rear elevation)
  - BRDGL-P001 (Existing ground floor)
  - BRDGL-P002 (Existing first floor plan)
  - BRDGL-P002 (Existing loft plan)
  - BRDGL-P004 (Existing roof plan)
  - BRDGL-S001 (Existing section AA)
  - BRDGL-E002 (Existing side elevation)

BRDGL-E003 (Existing side elevation)

BRDGL-E101 (Proposed front and rear elevation) [As revised]

BRDGL-P101 (Proposed ground floor)

BRDGL-P102 (Proposed first floor)

BRDGL-P103 (Proposed loft plan)

BRDGL-P104 (Proposed roof plan)

BRDGL-S101 (Proposed section AA)

BRDGL-E102 (Proposed side elevation)

BRDGL-E103 (Proposed side elevation)

- 3 This application is determined to be lawful based on the information submitted. If any information provided is inaccurate then this may invalidate the certificate.
- 4 The applicant is advised that any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

The London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from: <http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf> or requested from the Street Naming and Numbering Team via [street.naming@barnet.gov.uk](mailto:street.naming@barnet.gov.uk) or by telephoning 0208 359 7294.

**Date of Decision: 22 January 2019**

**Signed:**



**Fabien Gaudin**

**Service Director – Planning and Building Control**

**NOTE(S):**

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/operation above and taking place on the land also described above 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. This certificate applies only to the extent of the use/operations described above on the land also specified above. Any use/operation 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 proviso 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.
5. This notice relates solely to the grant of a certificate of lawfulness and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose. For more information about making an application for Building Regulations approval, please contact the Barnet Council Building Control team by email ([building.control@barnet.gov.uk](mailto:building.control@barnet.gov.uk)), telephone (0208 359 4500), or see our website at [www.barnet.gov.uk/building-control](http://www.barnet.gov.uk/building-control).

## **APPEAL GUIDANCE:**

Should you (an applicant or agent) feel aggrieved by the decision of the Council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Sections 78 and 195 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning with the date of the decision notice (unless an extended period has been agreed in writing with the Council):

- Six months: Full (excluding householder and minor commercial applications), listed building (including Certificate of Lawfulness in relation to a listed building), Section 73 'variation/removal', Section 73 'minor material amendment', extension of time and prior approval applications.
- 12 weeks: Householder planning, householder prior approval and minor commercial applications.
- 8 weeks: Advertisement consent applications
- No timescale: Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued, the appeal period may be significantly reduced, subject to the following criteria:

- Where the development proposed by your application is the same or substantially the same as development that is the subject of an enforcement notice served within the last two years you must appeal within 28 days of the date of the application decision
- Where an enforcement notice is served on or after the decision date on your application relating to the same or substantially the same land and development as in

your application and if you want to appeal against the Council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk) or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the Council.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are exceptional special circumstances. The Secretary of State can refuse to consider an appeal if the Council could not have granted planning permission for the proposed development or could not have granted without the conditions it imposed, having regard to the statutory requirements and provision of the Development Order and to any direction given under the Order. In practice it is uncommon for the Secretary of State to refuse to consider appeals solely because the Council based its decision on a direction given by the Secretary of State.

#### **PURCHASE NOTICES:**

If either the Local Planning Authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render that land capable of a reasonable beneficial use by carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a Purchase Notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.