

Application ref: 2024/1769/P
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Date: 4 June 2024

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Mr Anshul Dattani
42 Lyndon Avenue
Hatch End
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HA5 4QG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 10 May 2024 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 the property as House in Multiple Occupation (Sui Generis).

Drawing Nos: Site Location Plan; Floor Plans Lower Ground Floor (Room A), Ground Floor (Room B and Room C), First Floor (Room D and Room E), Second Floor (Room F and Room G) and Third Floor (Room H and Room I) as part of an Auction Pack; Marketing History "Best Price Guide" for properties marketed between 17 Oct 00 to 17 Jan 23 (x 6 pages) showing advertisements renting the property as an 8-bedroom property; A letter from Hunters dated 20th January 2023 confirming that the property has been let out as an HMO for 8 occupants on 3rd August 2015; Domestic electrical installation condition report dated 17th May 2017; Domestic electrical installation condition report dated 29th May 2022; Landlord/homeowner gas safety record dated 28th August 2020; Fire detection and alarm system inspection and servicing reports dated 2nd November 2020, 30th April 2021, 16th May 2022; Gas safe register worksheet dated 19th July 2021; Energy Performance Certificate dated 18th July 2012; A letter (x 3 pages) including an HMO Licence from the HMO Licensing Team dated 10th April 2014; An HMO licence (x 17 pages) dated 8th August 2017 and expiring on 7th August 2022; A Licence Variation letter (and HMO Licence dated 8th August 2017 and expiring on 7th August 2022 as indicated above) (x 22 pages) from the HMO Licensing team dated 8th April 2019; Assured Shorthold Tenancy Agreement (x 28 pages) dated 3rd August 2015; Assured Shorthold Tenancy Agreement (x 22 pages)

dated 20th August 2016 and signed by all 9 tenants; Assured Shorthold Tenancy Agreement (x 10 pages) dated 1st October 2018; Assured Shorthold Tenancy Agreement (x 74 pages) dated 28th April 2021 and signed by all 4 tenants on 01/05/2021; Assured Shorthold Tenancy Agreement (x 72 pages) dated 28th July 2021 and signed by all 7 tenants on 25/08/2021, 26/08/2021, 28/08/2021, 01/09/2021; Addendum to Tenancy Agreement (x 74 pages) dated 9th September 2021 and signed by all 7 tenants on 25/08/2021, 26/08/2021, 28/08/2021, 01/09/2021; Assured Shorthold Tenancy Agreement (x 62 pages) dated 28th July 2022 and signed by all 8 tenants on 31/7/2022, 01/08/2022, 02/08/2022, 03/08/2022, 08/08/2022; Certificate of tenancy deposit protection dated 1st May 2021.

Second Schedule:
14 Royal College Street
London
NW1 0TH

Reason for the Decision:

- 1 The use described in the First Schedule was a lawful use, by virtue of operating for a continuous period of ten years, as required by the Act.

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, 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.