

Mr David Sinclair
Churchill House
120 Bunns Lane
London
NW7 2BA

Application Ref: **2013/7071/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 13 November 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:

Use of building as 8x self-contained units and 2x non self-contained units.

Drawing Nos: Site location plan; 01; 02; 03; 04; % valuation report GKH/SAM/1959 dated 25/06/1998.

Second Schedule:

**97 Fordwych Road
London
NW2 3TL**

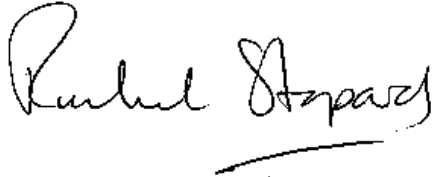
Reason for the Decision:

- 1 The use as 10 units began more than ten years before the date of this application.



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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

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 specified in the First Schedule taking place on the land described in the Second Schedule would have been 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.

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