

Mr Damon Peddar
22 Redfern Road
London
NW10 9LB

Application Ref: **2012/6476/P**
Please ask for: **John Nicholls**
Telephone: 020 7974 **2843**

6 February 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 18 December 2012 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:

The use of the second and third floors as two separate self-contained flats (C3).

Drawing Nos: Site location plan, as existing floor plans (120822/02), various lease agreements and gas safety certificates

Second Schedule:

Flats C & D
16 Maygrove Road
London
NW6 2EB

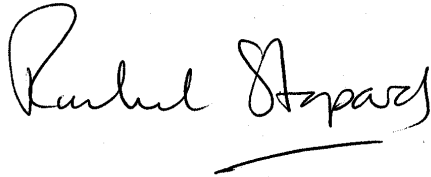
Reason for the Decision:

- 1 The use as the first and second floors being used as two self-contained flats began more than four 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



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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