

GT Designz LTD
82a Holyhead Road
Wednesbury
West Midlands
WS10 7PA

Application Ref: **2012/4921/P**
Please ask for: **John Nicholls**
Telephone: 020 7974 **2843**

6 December 2012

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 26 October 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:

Use as two self contained flats (Class C3), incorporating a ground floor rear extension and dormer to rear roofslope.

Drawing Nos: Site location plan, Existing plans (GTD0033B) 01, 02, 03, 04, 05 and Pre-existing plans (GTD0033B) 01, 02, affidavit dated 11th November 2011, Corgi Gas Safety Certificate, National Grid quote dated 28/3/2008, x3 tenancy agreements, aerial photograph dated 15th April 2008

Second Schedule:

**98 Kingsgate Road
London
NW6 2JG**

Reason for the Decision:



- 1 The operational works to form a rear ground floor extension and rear roof dormer were substantially completed more than four years before the date of this application.
- 2 The use of the property as a two bed ground floor flat and three bed upper floor maisonette began more than four years before the date of this application.

Informative(s):

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