

Watkinson and Cosgrave
Linton House
39 - 51 Highgate Road
London
NW5 1RT

Application Ref: **2010/5467/P**
Please ask for: **Fergus Freaney**
Telephone: 020 7974 **5613**

14 December 2010

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990, Section 191 and 192 (as amended by Section 10 of the Planning and Compensation Act 1991)
Town and Country Planning (General Development Procedure) Order 1995

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 21 October 2010 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:

Continued use of ground floor unit as a residential dwelling (Class C3)

Drawing Nos: Location Plan; Survey Plan Ground Floor; Statement from Dr Evans of Fitzrovia Medical Centre dated 5.7.10; Ccl Tax records for the period 01/04/00 to current day;

Second Schedule:

Flat Ground Floor
69 Grafton Way
London
W1T 6JD

Reason for the Decision:



- 1 The residential use as began more than four years before the date of this application.

Informative(s):

- 1 As the property is a Grade II Listed Building you are advised that if any internal works have taken place, or are proposed to take place, it is likely that Listed Building Consent would be required for these works. Please contact the Council's Urban Design and Renewal Team (urban.design@camden.gov.uk) for further information.

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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