

Howard Sharp & Partners LLP
79 Great Peter Street
Westminster
LONDON
SW1P 2EZ

Application Ref: **2008/0084/P**
Please ask for: **Colin Butcher**
Telephone: 020 7974 **1045**

04 March 2008

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 (Proposed) Granted

The Council hereby certifies that the development described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Application for certificate of lawfulness for proposed use as House of Multiple Occupation (HMO) and five self-contained flats.

Drawing Nos: Site Location Plan; 051025/SK 101 C, 102 C, 103 C, 104 C; Schedule of Accommodation (dated 2 Dec 2007).

Second Schedule:

Inglewood Mansions

287 West End Lane

London

NW6 1RE

Reason for the Decision:

- 1 The established lawful use of the property prior to its unauthorised change of use was a 5 self-contained flats (class use C3) and a House in Multiple Occupation (Sui Generis). The proposed use of the property as 5 self contained flats (Class C3) and



a Sui Generis House in Multiple Occupation is the same as the lawful use. Therefore works are not considered to fall within the "meaning of development" requiring planning permission as defined by the Town and Country Planning Act 1990.

Informative(s):

- 1 This Certificate has been granted as the proposed HMO units have no cooking facilities within the rooms as shown on the revised drawings, numbered; 051025/SK 101C to 104C. You are advised that an HMO unit has shared facilities, either a shared bathroom or a shared kitchen. Planning permission would be required if any of these 25 HMO units are self contained by the provision of both a kitchen and a bathroom within one HMO unit.
- 2 You are reminded that there is a current Enforcement Notice that requires the current use as 30 self-contained flats to cease by 29th February 2008. You are advised to contact the Council to inform us when the lawful use can be reinstated. A failure to reinstate the lawful use within a period of 2 months from the date of the decision notice, may result in the Council commencing prosecution proceedings.

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