



## BRENT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192 (a) (b)

### DECISION NOTICE - CERTIFICATE OF LAWFULNESS PROPOSED USE OR DEVELOPMENT - CERTIFICATE GRANTED

Application No: 05/3213

To: Mr M Hashmi  
27 Wentworth Hill  
Wembley  
Middlesex  
HA9

I refer to your application dated 15/11/2005 proposing the following:  
Certificate of lawfulness for proposed use as chauffeur for private hire  
and accompanied by plans or drawings under the reference(s):  
WHPP 2/2: site plan and ground floor plan  
at 27 Wentworth Hill, Wembley, HA9 9SF

The Council of the London Borough of Brent, the Local Planning Authority, hereby certify that the above proposed use or development, more particularly shown edged red on the attached plan is **LAWFUL** (if instituted or begun at the time of the application) within the meaning of Section 192 of the Town and Country Planning Act (as amended) for the reason(s) set out on the attached Schedule B.

Date: 02/12/2005

Signature:

Director of Planning

#### Notes:

- (i) Your attention is particularly drawn to Part I of Schedule A to this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
- (ii) This certificate is issued solely for the purposes of Section 192 of the Town and Country Planning Act 1990 (as amended)
- (iii) It certifies that the matter proposed above at the land specified above is lawful on the date specified above, and thus, not liable to enforcement action under Section 172 of the Act.
- (iv) This certificate applies only to the extent of the use, operation or other matter described above and to the land specified above. Any use, operation or other matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
- (v) 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.

DnClG

**REASONING**

- 1 The proposed use of the study room as an office, is lawful in that it complies with the requirements of permitted development, under Schedule 2 Part 3, Class E of the Town and Country Planning (General Permitted Development) Order 1995 as amended and planning permission is therefore not required.

**OTHER INFORMATION**

- 1 This is a determination based on the evidence submitted as to whether or not planning permission is required. This is not a grant of planning permission. Should the relevant requirements of this determination fail to be met, planning permission may be requirement.
- 2 Failure to meet the requirements includes;
  - Erecting signage advertising the business to customers outside the property;
  - Business clients visiting the premises;
  - Vehicles for the business outside the premises