

Mr Andrew Kasriel  
1 - 3 Canfield Place  
London  
NW6 3BT

Application Ref: **2014/5264/P**  
Please ask for: **Rachel Miller**  
Telephone: 020 7974 1343

19 September 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

### **Certificate of Lawfulness (Existing) Granted**

The Council hereby certifies that on the 20 August 2014 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 of first and second floors as two self-contained flats  
Drawing Nos: Site location plan, Floorplans, Council Tax valuation list for 1st floor flat, Council Tax valuation list for 2nd floor flat , Building control certificate of completion dated 7th September 1998, List of tenants since 1999.

Second Schedule:

**25 Canfield Place**  
**London**  
**NW6 3BT**

Reason for the Decision:

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



Informative(s):

1

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
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.