

Michael Burroughs Associates
33 Shore Road
Holywood Down
BT18 9HX

Application Ref: **2014/3291/P**
Please ask for: **Sam Watts**
Telephone: 020 7974 **6552**

24 July 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 04 June 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 part lower ground, part ground, 1st, 2nd and 3rd floors of the building as 9 residential units (C3) and 15 Apart-Hotel units (C1).

Drawing Nos: 1 year tenancy agreement for flat 13 for the period 16/05/2013 - 15/05/2014, 1 year tenancy agreement for flat 18 for the period 12/08/2012 - 11/08/2013, 6 month tenancy agreement for flat 18 for the period 12/02/2014 - 11/08/2014, 1 year tenancy agreement for flat 21 for the period 28/11/2014 - 28/11/2014, 1 year tenancy agreement for flat 32 for the period 26/09/2013 - 25/09/2014, 1 year tenancy agreement for flat 33 for the period 01/03/2014 - 28/02/2014, 1 year tenancy agreement for flat 34 for the period 31/08/2012 - 30/08/2013, 1 year tenancy agreement for flat 43 for the period 01/10/2013 - 01/10/2014, 1 year tenancy agreement for flat 31 for the period 13/04/2006 - 12/04/2007, 1 year tenancy agreement for flat 47 for the period 18/02/2014 - 17/04/2015, Holiday rental details for apart hotel units F15, F16, F22, F28, F44, and F45, site location plan, 457/11, 12, 13a, 14b, 15



Second Schedule:
285-287 Finchley Road
London
NW3 6ND

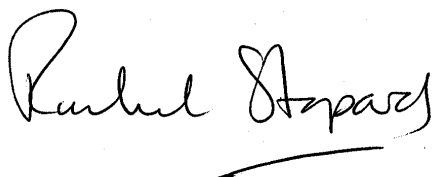
Reason for the Decision:

- 1 The planning permission which was granted on appeal under reference number 2010/2233/P has been implemented.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
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.