

Planning Sense Ltd
61 Cavendish Road
St Albans
Hertfordshire
AL1 5EF

Application Ref: **2014/5692/P**
Please ask for: **Sam Watts**
Telephone: 020 7974 **6552**

6 November 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 11 September 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:

Continued use of 15b and 15c Buckland Crescent as one-self-contained residential unit (C3)

Drawing Nos: 3 x affidavits dated 06/10/2014, 1 x insurance premium bill for 15C Buckland Crescent dated 07/07/2009, 1 x invoice for 15C Buckland Crescent dated 09/06/2009, 1 x certificate of incorporation of a private limited company dated 09/07/2014, 1 x council tax bill for flat C dated 13/03/2004 for the period 01/04/2004 - 31/03/2005;
1 x water services bill for 2nd floor 15C Buckland Crescent for the period 01/04/2008 - 31/03/2009, 1 x business banking letter from Natwest dated 07/07/2009, 1 x letter from RIBA Insurance Agency dated 20/08/2009, 1 x letter from S- Hiley Construction requesting the relocation of 15b to 15c Buckland Crescent, site location plan

Second Schedule:

15 B Buckland Crescent
London
NW3 5DH



Reason for the Decision:

- 1 The use as a single dwelling house began more than four years before the date of this application.

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.