

Rolfe Judd Planning
Old Church Court
Claylands Road
London
SW8 1NZ

Application Ref: **2014/4744/P**
Please ask for: **Sam Watts**
Telephone: 020 7974 **6552**

26 November 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 24 July 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 floor of property as C4 (HMO) use.

Drawing Nos: 1 x HMO License issued by Camden Council for the period 30/03/2012 - 29/03/2017, 1 x Photographic Schedule of Condition dated 26th March 2014, 1 x tenancy agreement for flat 3 for the period 10/04/2012 - 09/04/2013, 1 x tenancy agreement for flat 3 for the period 10/04/2011 - 09/04/2012, 1 x assured shorthold tenancy agreement for flat 3 from 09/06/2010 - 08/12/2010, 1 x assured shorthold tenancy agreement for flat 3 from 09/11/2009 - 09/04/2010, 1 x assured shorthold tenancy agreement for flat 4 from 01/11/2009 - 01/11/2010, 1 x assured shorthold tenancy agreement for flat 5 from 16/05/2013 - 15/05/2014, 1 x tenancy agreement for flat 7 for the period 12/03/2013 - 11/03/2014, 1 x tenancy agreement for flat 7 for the period 25/11/2011 - 24/11/2012, 1 x assured shorthold tenancy agreement for flat 7 for the period 08/11/2009 - 08/11/2010, 1 x tenancy agreement for flat 8 for the period 06/03/2012 - 01/04/2013, 1 x assured shorthold tenancy agreement for flat 8 for the period 29/05/2010 - 28/11/2010, " 1 x shorthold tenancy agreement for flat 8 for the period 29/10 - 29/03/2010, 130615-P-1, 140226-5, 140226-4



Second Schedule:
35 Glenmore Road
London
NW3 4DA

Reason for the Decision:

- 1 The current use of the first and second floors of the property fall under a C4 use.

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.