

Mr Bernard Harrison
36 Nightingale Lane
London
N8 7QU

Application Ref: **2014/6770/P**
Please ask for: **Carlos Martin**
Telephone: 020 7974 **2717**

5 December 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 03 November 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 existing unit as residential (Class C3).

Drawing Nos:

Site location plan; 15 RR 104; Set of tenancy agreements for the period 1999-2013; 1x electricity installation certificate dated 23/08/1999; 1x statutory declaration by M. Adeyemi dated 21/10/2014; 1x council tax valuation list search dated 27/10/2014; & 1x electoral register for the period 2009-2013.

Second Schedule:

Flat 4
15 Rondu Road
London
NW2 3HB



Reason for the Decision:

- 1 The use as a self-contained residential flat began more than four years before the date of this application.

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.