

Home Office Architects
39 Forestdale
London
N14 7DY
United Kingdom

Application Ref: **2015/0891/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

24 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 19 February 2015 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: Erection of single storey rear conservatory

Drawing Nos: Site Location Plan, 101 Revision A, Property Inventory (07 November 2009), Letting agents letter (06 February 2015) and letting agreement (07 November 2009).

Second Schedule:

31 Torriano Cottages
Torriano Avenue
London
NW5 2ST

Informative

- 1 Reason for Approval

The rear conservatory extension was completed 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 operations specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations 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.