

Mrs Carolyn Apcar
Apcar Smith Planning
Kinetic House
Theobald Street
Borehamwood
Herts
WD6 4PJ

Application Ref: **2014/7393/P**
Please ask for: **Neil Luxton**
Telephone: 020 7974 **6552**

23 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 13 January 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:

Use of property as a single family dwelling house

Drawing Nos: Delegated Report 2009/5481/P; Site Location Plan; Floor Plans; Statutory Declaration by Mr J Sidel dated 03.09.2014; Statutory Declaration by Mr Waite dated 21.07.2014; Statutory Declaration by Ms Gustafson dated 17.01.2014; Statutory Declaration by Mr Marovitz dated 17.07.2014; Statutory Declaration by Mr Nash dated 11.08.2014; Council Tax Clarification and billing evidence from Mr J Sidel; Building works from 2009 - invoices; Explanation by Mr J. Sidel of building works

Second Schedule:

**35 Estelle Road
London
NW3 2JX**



Reason for the Decision:

- 1 The applicant has demonstrated the use as a single family dwellinghouse (Use Class C3) began more than four years before the date of the 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 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 use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use 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.