

Woodward A P Ltd
Dyrham Lodge
16 Clifton Park
Clifton
BRISTOL BS8 3BY

Application Ref: **2014/6639/P**
Please ask for: **Simon Vivers**
Telephone: 020 7974 **4206**

6 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 15 December 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 lower ground floor as a selfcontained flat (Class C3).

Drawing Nos: Cover Letter, Supporting Information (Surehold Tenancy Agreements, Council Tax Receipt), Lower Ground Floor Plan (amended in red, prepared by Woodward Architectural Practice).

Second Schedule:

114B Cleveland Street
London
W1T 6PB

Reason for the Decision:

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



Informative(s):

1 Reasons for granting permission.

The information provided by the applicant (namely Tenancy Agreements and supporting information), as well as the Council's own evidence (namely its tax records) to complement this, is deemed to be sufficiently precise and unambiguous to demonstrate that 'on the balance of probability' the use of the lower ground floor of the property as a dwelling unit has been in existence for a period of more than 4 years, as required under the Act.

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.