

Mr Michael Warren
Happy Vale Hotel
21 Harrington Square
London
NW1 2JJ

Application Ref: **2014/5403/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

9 October 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 22 September 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 basement, first, second and third floors as a House in Multiple Occupation (HMO) containing 16 non self-contained rooms with shared facilities. (Revised)

Drawing Nos: Basement, first, second, and third floor plans, site plan, Witness Statement from Highbury Corner Magistrate Court dated 20 August 2014 Ref MAW/01 detailing benefit claims from 2003- 2011, Witness Statement from Highbury Corner Magistrate Court dated 20 August 2014 Ref MAW/02, Witness Statement from Highbury Corner Magistrate Court dated 20 August 2014 Ref MAW/05 on a sworn statement detailing the use of the property as a HMO over the last decade, 3 x letters from Mike Warren confirming the use as HMO over the last decade.

Second Schedule:

**21 Harrington Square
London
NW1 2JJ**

Reason for the Decision:



- 1 The use of the basement, first, second and third floors began more than ten 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 use specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus, 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 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.