

Mr Gopal Gupta
598 Harrow Road, Queens Park,
London,
W10 4NJ

Application Ref: **2015/1071/P**
Please ask for: **Tendai Mutasa**
Telephone: 020 7974 **2353**

9 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 17 March 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 ground floor Flat 1/2 as 1x self-contained residential unit (Class C3).

Drawing Nos: Site location plan; Floor plan No 10AG/NW6/001(A) dated May 2008;
Affidavit of Mr Gopal Krishan Gupta owner of 10 Agamemnon Road;
Council Tax record for Flat 1/2 showing effect from 2010; Letter from Anthony's property services confirming Flat 1/2 as self-contained one bedroom flat rented for over four years and managed by Anthony's;

Tenancy agreements for the periods of:

- 22 October 2010 to 21 April 2011;
- 22 April 2011 to 21 October 2011;
- 03 September 2011 to 2 March 2012;
- 03 March 2012 to 2 September 2012;
- 03 September 2012 to 3rd March 2013;
- 18 March 2013 to Current



Second Schedule:
Flat 1/2
10 Agamemnon Road
London
NW6 1DY

Reason for the Decision:

- 1 The use as a single dwelling 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 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.