

PPM Planning Ltd
185 Casewick Road
West Norwood
London
SE27 0TA

Application Ref: **2015/1263/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 26 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 as 6 self-contained flats (Class C3).

Drawing Nos: Site location plan

Floor plan for all flats - No P001 dated February 2013

Affidavit of Mr Shahryar Nagshbandi owner of 1 Iverson Road;

Letters from Estates Agents confirming management of flats from 2009 and rented for over four years

Tenancy agreements and schedule of payments for the periods from 2009 to 2015 under a declaration made by Mr Amir Pashaei who manages the property.

Second Schedule:

1 Iverson Road

London

NW6 2QT

Reason for the Decision:



- 1 The use as a 6 self-contained flats 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 was lawful on the specified date and thus, was 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.