

Grainger Planning Associates Ltd
11 Ashcombe Road
Carshalton
Surrey
SM5 3ET

Application Ref: **2015/1992/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

19 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 15 April 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 The Lodge a studio flat (Class C3).

Drawing Nos: 3604.S.1A RevA; Tenancy Agreement - 06/11/2010 to 05/11/2011; Tenancy Agreement - 06/11/2012 to 05/11/2013; Tenancy Agreement - 06/11/2013 to 05/11/2014; Tenancy Agreement - 06/11/2014 to 05/11/2015; Council Tax Valuation List; Official Copy Title Plan; Cover Letter dated 03/04/2015.

Second Schedule:

The Lodge
Jack Straws Castle
12 North End Way
London
NW3 7ES

Reason for the Decision:

- 1 The use as a single dwelling house 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*/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.