

The Stephen Gray Consultancy
Penthouse 15
The Sea House
2 Herbrand Walk
Bexhill-on-Sea
East Sussex
TN39 4BW

Application Ref: **2015/2378/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

18 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 08 June 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:

Creation of a doorway to party wall in rear garden.

Drawing Nos: Site Location PLAN; Lower Ground Floor Plan as Existing; Supporting Statement

Second Schedule:

21-22A Chalcot Square

London

NW1 8YA

Reason for the Decision:

- 1 The works to create an internal doorway are not considered to fall within the "meaning of development" requiring planning permission as defined by the Town and Country Planning Act 1990 (as amended).

Informative(s):



- 1 You are advised that a material change of use will occur if the two flats are to be used as a single unit. An application for planning permission should be submitted if this is the case in order for a full and proper assessment to be carried out.

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 matter specified in the First Schedule taking place on the land described in the Second Schedule was 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 matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any 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.