

Pegasus Group  
Fao. Mr Jim Tarzey  
23 Hanover Square  
London  
W1S 1JB

Application Ref: **2015/3261/P**  
Please ask for: **Tony Young**  
Telephone: 020 7974 **2687**

6 July 2015

Dear Sir

## DECISION

Town and Country Planning Act 1990

### **Certificate of Lawfulness (Existing) Granted**

The Council hereby certifies that on the 29 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:

Use of Nos. 8 and 8b Greenaway Gardens as a single dwelling house (Class C3).

Drawing Nos: Site location plan (ref. LON.0251\_02) dated 12/05/2015; Survey drawings (dated August 2008): basement (1082/S 02), ground floor (1082/S 03), first floor (1082/S 04) & second floor (1082/S 05); Building Regulations Approval Construction drawings (dated July 2009): basement (1082/WD 02A), ground floor (1082/WD 03B), first floor (1082/WD 04A) & second floor (1082/WD 05A);

Supporting documentation: Statutory declarations from Mr. Adam Simon Cedar (applicant), Mrs. Michelle Fiona Cedar (applicant), Mr. James Tarzey and Mrs. Joklan Ramos dated 09/06/2015; Statutory declarations from Mr. Zoeb Taher Sachee and Mrs. Nisreen Zoeb Sachee dated 08/06/2015; Building Regulations Final Certificate (ref. DAW/846509/JOS) dated 31/03/2011; Cover letter from Pegasus Group (agent) dated 09/06/2015 (ref. HC/JT/LON.0251); Building Contractor Agreement (Joint Contracts Tribunal Ltd) between Mr. Adam Cedar (applicant) and Laxcon Construction (contractor) dated 10/09/2009; Supporting documentation from Pegasus Group (agent) received on 05/08/2015 (ref. HC/JT/LON.0251) with enclosures, including electoral role details, various utility bills (gas,



electricity, water and television licence) and residential parking permit details.

Second Schedule:

**8 Greenaway Gardens  
London  
NW3 7DJ**

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.