

Balarch
8 St Mary's Road
Plaistow
London
E13 9AD

Application Ref: **2015/0912/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

18 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 02 September 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 2-bed flat at basement and part ground floor and 5-bed flat at 1st and 2nd floor (Class C3).

Drawing Nos: Site location plan; 0989.005 - basement & ground (pre-existing) floor plans; 0989.006 - 1st & 2nd (pre-existing) floor plans; 0989.010 - basement & ground floor plans; 0989.011 - 1st & 2nd floor plans.

Supporting documents:

Woodroffes Solicitors letters dated 23/01/2008 and 06/05/2008; MM Electrical schedule of works dated 08/06/2006; MM Electrical final account & letter dated 15/06/2006 and 28/06/2006; MM Electrical job sheet dated 24/07/2006; H.B. Design & Construction costing of works dated 15/01/2006; Small Claims Order (ref. 6EC03887) dated 16/01/2007 between Mr K Manandhar (applicant) and MM Electrical; Electricity bills dated 28/09/2006 (flat 46a) and dated 05/10/2006 (flat 46b); SAI Properties tenancy letter 24/04/2015; Victorstone Property Consultants letter 09/09/2010; Allen Goldstein letter dated 22/04/2015; Tenancy agreements dated 15/06/2012 and 15/08/2012.



Second Schedule:
46 Eversholt Street
London
NW1 1DA

Reason for the Decision:

- 1 The use as 2 residential units at basement, part ground, 1st & 2nd floor levels 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.