

AZ Urban Studio
Magdalen House
136-148 Tooley Street
London
SE1 2TU
United Kingdom

Application Ref: **2015/5301/P**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 **2188**

16 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 06 October 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:

Erection of part two storey rear extension, basement, garden shed, rooflight and associated works substantially completed over four years ago.

Drawing Nos: Cover letter dated 1st September; AZ Studio Statement in support of Certificate; Building Control Site Inspection notes from Hobbs Construction Ltd; Approved 2004 drawing in relation to planning permission 2004/1213/P; Existing drawings as per planning permission 2004/1213/P; A site location plan outlining the application site; Section - Existing /As Built, 20 S2A; Roof Plan - Construction, 20 04A; Drawing 90.51; Entrance gate sketch; Ground Floor - Existing /As Built, 20 02 A; 1st Floor - Existing /As Built, 20 03A; East Elevation - Existing /As Built, 20 E1 A

Engineer piling drawing; Basement: Furniture and Electrical Layout Revision A; General Garden Setting and Detail, 90 01 D; West Elevation - Construction, 20 E2.

Second Schedule:

Terrace Lodge Admiral's Walk London Camden NW3 6RS



Reason for the Decision:

- 1 The operations were substantially completed 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.