

Studio11Development  
79 St. Barnabas Road  
Woodford Green  
Essex  
IG8 7BYApplication Ref: **2015/5146/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

18 November 2015

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990

**Certificate of Lawfulness (Existing) Granted**

The Council hereby certifies that on the 18 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:

Certificate of Lawful Existing Use for 1x self contained studio flat at first floor level and 2x bedsits units at second floor level.

Drawing Nos: Tenancy Agreements [with deposit] between individual tenant and the 'Landlord' - Z Durrani, 21 Hervey Park Road, London E17 6LJ; 1 Ethelbert Gardens, Ilford, Essex, IG2 6UL; Studio 11 Development Ltd, 79 St. Barnabas Road Woodford Green IG8 7BY; 3 x Statutory declarations, dated 2/7/2010, 8/5/2013 & 3/9/2013; Receipts from Builders' merchants - Wicks Itemise list; Invoice - MFI Furniture store, Invoice - Rentokil (Pests Control) UK Ltd., Domestic Electrical Installation Certificate, Schedule of Items Inspected; Bank statement.

## Second Schedule:

**143 King's Cross Road**  
**London**  
**WC1X 9BN**

Reason for the Decision:

- 1 The use as 1x self- contained studio flat at 1st floor level and 2x bedsits units at 2nd floor level plus shared bathroom and WC 1st floor level 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.