

Square Feet Architects
8a Baynes Mews
London
NW3 5BH

Application Ref: **2015/6142/P**
Please ask for: **Jagdish Akhaja**
Telephone: 020 7974 4899

24 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 04 December 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: Conversion of garage and storeroom into habitable space and replacement of rear door with glazed doors.

Drawing Nos: Site location plan (1537-L-)001; 002; 003 and Repair work invoice dated 05/07/2005, Architect letter dated 04/01/2004, Ex-neighbour confirmation email 22/12/2015.

Second Schedule:
35 Fellows Road
London
NW3 3DX

Reason for the Decision:

- 1 The conversion of the garage and storeroom into habitable living space and the replacement of the rear garage door with glazed doors have been substantially completed for more than four years before the date of this application.



- 2 The conversion of the internal garage to additional habitable accommodation for an existing dwelling house and the external works were permitted under Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 at the time of the development.

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.