

Drew Planning & Development Ltd  
86 Calbourne Road  
London  
SW12 8LR

Application Ref: **2016/0928/P**  
Please ask for: **Carlos Martin**  
Telephone: 020 7974 **2717**

26 February 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 19 February 2016 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:

Excavation of plant room below garage constructed under planning permission 2007/3397/P (as amended) on 22/11/2007.

Drawing Nos: 0601-EX-000; 0601-PL-576 C; 0601-PL-585 A; 0601-PL-591 A; Practical Completion Certificate by Barrie Tankel Partnership; Completion Certificate by Butler & Young Residential; & Statutory declaration by D. Wolf.

Second Schedule:

**41 Queen's Grove**  
**London**  
**NW8 6HH**

Reason for the Decision:

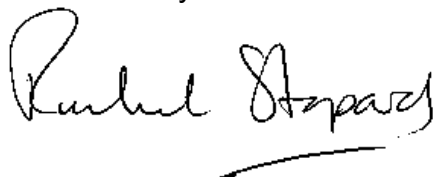
- 1 The works were substantially completed more than four years before the date of this application.



You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
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.