

Mr Prashant Patel
271 Ealing Road
Wembley
Middlesex
HA0 1EU

Application Ref: **2015/4841/P**
Please ask for: **Leela Muthoora**
Telephone: 020 7974 **2506**

12 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 01 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:

Internal alterations to create additional bedroom within existing flat.
Drawing Nos: 151100; 151101; 151102

Second Schedule:

**Flat 42 Lorraine Court
Clarence Way
London
NW1 8SG**

Reason for the Decision:

- 1 The works are not considered to fall within the "meaning of development" requiring planning permission as defined by the Town and Country Planning Act 1990.

Informative(s):

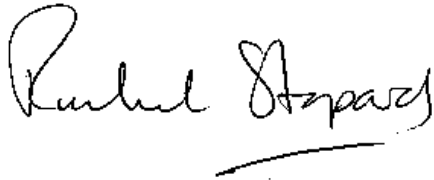


- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Your proposals may be subject to control under the Housing Act 2004 and a Council scheme introduced in June 2015 in which landlords of HMOs are subject to additional licensing. A house in multiple occupation (HMO) is defined as a property occupied by three or more persons (including children) who form more than one household. You are advised to consult the Council's Private Sector Housing Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 5969) or view further information online <http://www.camden.gov.uk/ccm/navigation/housing/private-rented-housing/landlords/houses-in-multiple-occupation/>
- 3 If you are Council leaseholders, you may require a Licence for Alterations to carry out any internal works. This should be requested from Leaseholder Services, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 4444) or via <http://camden.gov.uk/ccm/content/contacts/council-contacts/housing/contact-leaseholder-services/>

You can find advice about your rights of appeal at:

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

Yours faithfully



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.