

Robert Dye Architects
4 Ella Mews
Cressy Rd
London
NW3 2NHApplication Ref: **2016/0062/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

22 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Proposed) Granted

The Council hereby certifies that the development described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Excavation of single storey basement under footprint of existing house.

Drawing Nos: EX 000; 001; 002; 101; 201; 202; PD 001 Rev A; 002 Rev A; 101 Rev A; 201 Rev A; and 202 Rev A.

Second Schedule:

**1 Trinity Close
Willoughby Road
London
NW3 1SD**

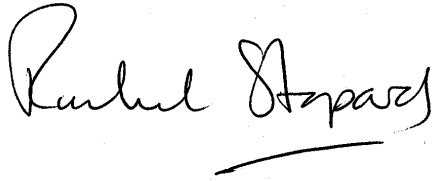
Reason for the Decision:

- 1 The single storey basement extension is permitted under Class A of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

You can find advice about your rights of appeal at:



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 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the operations specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus, 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 operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operation 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.