

Detailed Planning Ltd
Unit 6
St Albans House
St Albans Lane
Golders Green
London
NW11 7QE
United Kingdom

Application Ref: **2016/1003/P**

Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

23 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 21 March 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:

Erection of an external staircase and door from the rear garden to the existing garage .
Drawing Nos: 1078OF_LDC: SH1; 1078OF_LDC: SH2; 1078OF_LDC: SH3;
1078OF_LDC: SH4; 1078OF_LDC: SH5; 1078OF_LDC: SH6. Planning Statement
prepared by Detailed Planning Ltd dated February 2016; Email from Zac Miller to Oliver
Froment dated 02 October 2007 with attached invoice dated 5th June 2006; Invoice from
the Wooden Hill Company dated 25 July 2007.

Second Schedule:

10 Pilgrim's Lane
London
NW3 1SL

Reason for the Decision:

- 1 The staircase and door to the rear have been in situ for a period in excess of four

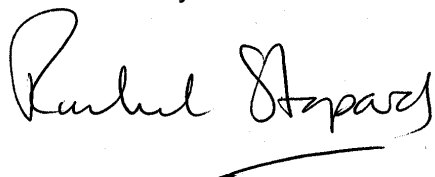


years before the date of this application.

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.