

Mr Simon Demetriou
1 Bushey Green
Welwyn garden city
Herts
AL7 3HA

Application Ref: **2016/0287/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

18 April 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:

Use as a 1-bed self-contained flat at basement floor level.

Drawing Nos: Unnumbered site location and basement plans received on 18/01/2016;
Council tax payment records (period 01/10/05 - 31/03/16).

Second Schedule:

Basement Flat
92 Fleet Road
London
NW3 2QX

Reason for the Decision:

- 1 The use as a self-contained flat commenced more than four years before the date of this application.



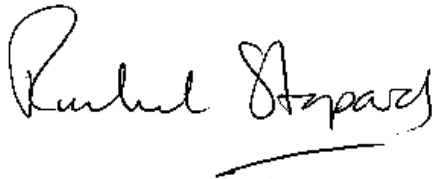
Informatives:

- 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 Please note that this certificate is issued without prejudice to the need for the unit to comply with any relevant sections of the Housing Act 2004. For further advice please contact the Council's Private Sector Housing Team for further assistance - www.camden.gov.uk/privatesectorhousing (0207 974 4444).

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.

