

Paramount Planning Ltd  
OCC Building A  
105 Eade Road  
London  
N4 1TJ

Application Ref: **2016/0650/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

3 March 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 08 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:

Use as a self-contained flat (Class C3).

Drawing Nos: 0916-PL001 (Location Plan); Unnumbered Floor Plans (Ground and Upper Ground); 2x Statutory Declaration of Joseph Gurtvis dated 24/01/2015 and Meir Posen dated 09/12/2015; 4x Tenancy Agreement dated 16/06/2011, 12/02/2013, 05/02/2015, 06/11/2015, 3x Extensions of Tenancy dated 23/04/2012, 12/02/2013 and 09/01/2014, 4x Deposit Protection Certificate dated 16/06/2011, 12/02/2013, 12/08/2014 and 05/02/2015; 1x Tenancy Un-Protection Confirmation dated 10/11/2015; 1x Tenancy Deposit Certificate dated 06/11/2015; 1x Council Tax Band Details dated 26/10/2015; 5x Council Tax Bill dated 01/03/2012, 17/03/2012, 18/03/2013, 17/03/2014 and 13/03/2015; 1x Email from Camden Council dated 12/12/2015; 1x Email from UK Power Networks dated 27/11/2015; 1x Letter from Camden Council dated 29/12/2015; 1x Letter from Thames Water dated 05/11/2015; 1x Letter from Barclays Bank dated August 15; 1x Invoice from Easy Lettings Ltd dated 26/02/2015; 3x Invoice from Robert Lehrer Properties dated 17/06/2011, 26/04/2012 and 13/02/2013; 1x Invoice from K&M Construction Services dated 15/02/2013; 1x Invoice from



GasWeiss dated 06/06/2012; 1x Invoice from Propertyrun dated 18/05/2015; 2x Invoice from Furniture World dated 06/02/2013, 13/04/2014 and 17/03/2015, 2x Invoice from TMT dated 15/02/2013 and 24/02/2013; 2x Invoice from YSY Electricians dated 04/07/2014 and 25/07/2014; 2x Invoice from AB Plumbing and Gas Ltd. Dated 13/06/2013 and 13/06/2014; 1x Invoice from The Curtain Service dated 30/06/2011; 1x Invoice from PreLet Furniture dated 20/06/2011; 1x Bill from E-On dated 02/12/2015 ; 1x Bill from Npower dated 12/02/2014; 1x Energy Performance Certificate dated 23/05/2011; 1x Building Regulations Compliance dated 09/06/2011; 3x Gas Safety Record dated 01/06/2012, 13/06/2013 and 04/06/2015

Second Schedule:

**Flat 5  
245 Kentish Town Road  
London  
NW5 2JT**

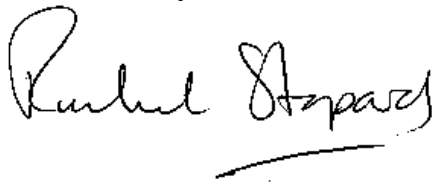
Reason for the Decision:

- 1 The use of Flat 5, 245 Kentish Town Road as a self-contained flat (Use C3) began more than 4 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



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.