

Advance Building Consultancy LTD
40 Wise Lane
Mill Hill
London
NW7 2RE

Application Ref: **2016/1810/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

26 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 26 April 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 of first and second floor levels for 6 x HMO (houses in multiple occupation) units (Class C4).

Drawing Nos: Location plan; 2x Statutory declarations; Floor plans layout; Un-dated Sales description for Auctioneer relating to 6 bedsit rooms (HMO units; Council Tax band (Directgov; Service provided by VOA)

Second Schedule:

20 Howitt Road
London
NW3 4LL

Reason for the Decision:

- 1 The use of the first and second floor levels for 6 x HMO (houses in multiple occupation) units (Class C4) began more than ten years before the date of this

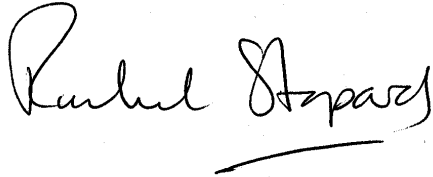


application.

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 Supporting Communities

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.