

Planning Solutions Ltd  
Crabtree House  
83 Crabtree Lane  
London  
SW6 6LR

Application Ref: **2016/1713/P**  
Please ask for: **Oluwaseyi Enirayetan**  
Telephone: 020 7974 **3229**

21 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 05 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 ground and basement floors as office (Class B1a).

Drawing Nos: Site location plan; Floor plan; Cover letter prepared by Jonathan Wright of Planning Solutions (London) LTD; Copy of planning permission ref:H10/12/19/35811 dated 21 April 1983; Supporting document prepared by Bureau Property Consultants dated 24 May 2016; Statutory Declaration Prepared by Emyr Pierce Solicitors dated 9 June 2016.

Second Schedule:

**79 Gloucester Avenue**  
**London**  
**NW1 8LB**

Reason for the Decision:

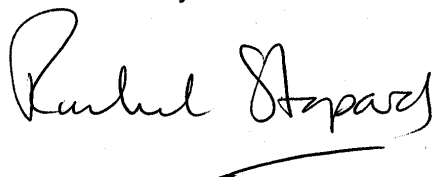
- 1 The use began more than ten years before the date of this application.



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.