

Mr Malik Mohammad Ramzan
234-236 High Road
Willesden
London
NW10 2NX

Application Ref: **2016/2901/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

28 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 13 June 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 1st floor rear as a 1-bed self-contained flat (Class C3).

Drawing Nos: Site location plan; 2352/4 rev C, MAL1001 rev D1, MAL1002 rev D1; Statutory declaration from Mohammad Malik Ramzan dated 13/06/2016; Lease agreement dated 30/08/1994; Letter from Gerald Eve dated 31/03/2011; Valuation report from Nationwide Building Society dated 27/04/2011; miscellaneous utility bills, tenancy agreements & valuation report (various dates since 2011).

Second Schedule:

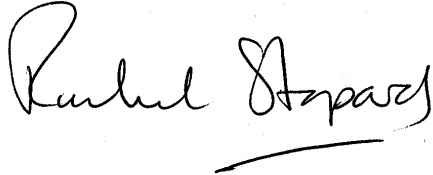
1st Floor Rear
194 Kilburn High Road
LONDON
NW6 4JD



Reason for the Decision:

- 1 Sufficient evidence has been provided to demonstrate that, on the balance of probability, the use as a 1-bed self-contained flat at 1st floor rear commenced more than four years before the date of this application.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director 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 specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus, was not 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 described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use 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.