

Mr Douglas King
81 ASHMOLE STREET
LONDON
SW8 1NF

Application Ref: **2016/4765/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

23 September 2016

Dear Sir

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 06 September 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 2-bed residential unit at lower ground floor level and a 3-bed residential unit over ground & 1st floor levels (Class C3).

Drawing Nos: Site location plan; 23819A-1, 23819A-2, 23819A-3; Statutory declaration (made by Rino Ruocco); Council tax valuation document (dated 31/03/2011); Royal Mail & electoral roll listing & extracts.

Second Schedule:

31 Rochester Road
London
NW1 9JJ

Reason for the Decision:

- 1 Sufficient evidence has been provided to demonstrate that, on the balance of probability, the use as a 2-bed residential unit at lower ground floor level and a 3-

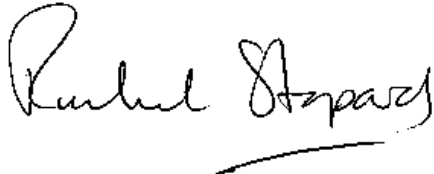


bed residential unit over ground & 1st floor levels commenced more than four years before the date of this application.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard
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*/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.