

Andreas & Buxton Associates  
9 LOUISA STREET  
LONDON  
E1 4NF

Application Ref: **2016/3948/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

4 October 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 01 August 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 2x studio flats at 1st floor level (Class C3).

Drawing Nos: 1x Statutory declaration; Existing 1st Floor plan/ photos; Assured Shorthold Tenancy -Tenancy Agreements; Thames Water Customer Service Letter and email; Managing Agent Letter - Nissen Estates Property Consults, 336 West End Lane); EDF Energy Letter; plus records of Council Tax band (Directgov; Service provided by VOA

Second Schedule:

**50 Hemstal Road**  
**London**  
**NW6 2AJ**

Reason for the Decision:

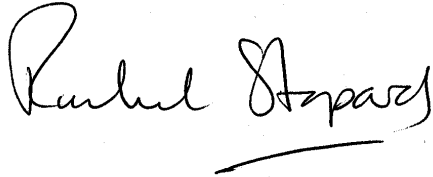
- 1 The use of the first floor as two studio flats began more than four years before the date of this application.



You can find advice about your rights of appeal at:

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

Yours faithfully

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.