

Greenaway Architecture Ltd.
52 Bow Lane
London
EC4M 9ET

Application Ref: **2016/5204/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

18 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 06 October 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 hot food takeaway (Class A5) at ground and basement floor levels.
Drawing Nos: 001 rev D1, KTR.11.S; Lease document between St Charles Property International Ltd and Amarjit Kaur Toor (dated 09/04/1998); Letter from Barclays Bank PLC to Mr S Mirza (dated 01/11/2000); Lease document between St Charles Property International Ltd, Amarjit Kaur Toor and Shahid Baig Mirza (dated 04/01/2001); Letter from Adler & Co. (dated 08/06/2004); Letter from St Charles Property International Ltd (dated 10/04/2006); Letter from London Borough of Camden (Council Tax & Business Rates) (dated 27/09/2007); Facsimile of proof of evidence from Marcus King Chartered Surveyors (dated 11/07/2008); Letters between Selva & Co. & St Charles Property International Ltd (dated 01/10/2008 & 03/10/2008); Letter from Savoy Stewart (dated 16/07/2008); Rent review memorandum from St Charles Property International Ltd (dated 22/07/2008); Invoice/Statement from St Charles Property International Ltd (dated 25/12/2008); Certificate of Hygiene issues by Kitchen Hygiene Ltd (dated 16/04/2010).



Second Schedule:
11 Kentish Town Road
London
NW1 8NH

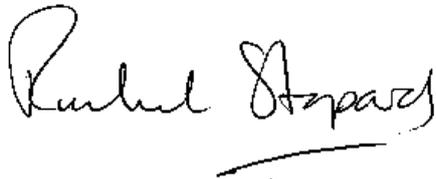
Reason for the Decision:

- 1 Sufficient evidence has been provided to demonstrate that, on the balance of probability, the use referred to in the First Schedule 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



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.