

Almax Group Estates Ltd  
Fao. Natalie Maslaw  
26 York Street  
London  
W1U 6PZ

Application Ref: **2016/5423/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 4 self-contained residential flats (2 x 1, 1 x 2, 1 x 3 bed) at basement, ground, 1st and 2nd floor levels (Class C3).

Drawing Nos: All existing drawings with reference 79DPH (dated 20/09/2016) - Location and site plan, elevations (east, west, front, rear), floor plans (basement, ground, 1st, 2nd, roof); Council Tax Valuation Listing from DirectGov (dated 10/01/2016); Statutory declaration from Paul Stuart Allen & Martin Northcott Allen (dated 26/09/2016).

Second Schedule:

**79 Dartmouth Park Hill**  
**London**  
**NW5 1JD**

Reason for the Decision:

- 1 Sufficient evidence has been provided to demonstrate that, on the balance of

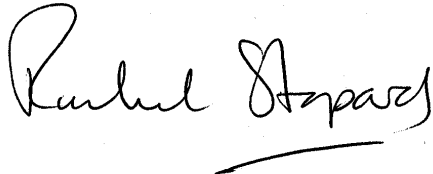


probability, the use described in the First Schedule above commenced more than four years before the date of this application.

You can find advice about your rights of appeal at:

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

Yours faithfully

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\*/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.