

Capital Apartments
Mr Steven Breslaw
1 Frognal Parade
158 Finchley Road
London
NW3 5HH

Application Ref: **2016/4346/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

26 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 20 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:

Continued use of property as 12 bedroom HMO (Sui Generis)
Drawing Nos: Letter from LB Camden Environmental Health Team titled 'London Borough of Camden (Registration of Houses in Multiple Occupation) Control Scheme 1999' dated 30th October 2002; Letter from LB Camden Environmental Health Team titled 'Houses in Multiple Occupation (HMO) Mandatory Licensing Application Pack' dated 26th October 2006; Signed copy of 'Notice to execute works to make a Houses in Multiple Occupation fit for a number of Occupants' issued by LB Camden Environment Department Operations Manager dated 09 August 2004; Existing Plans (1783-1; 1783-2)

Second Schedule:

159 Fordwych Road
London
NW2 3NG

Reason for the Decision:



- 1 The operations were substantially completed more than ten years before the date of this application.

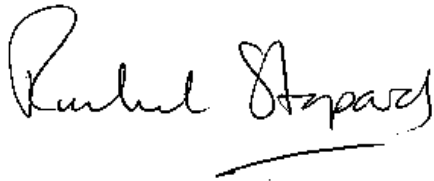
Informative(s):

1

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.