

John Perrin & Sons Ltd  
885 Green Lanes  
London  
N21 2QS

Application Ref: **2016/5543/P**  
Please ask for: **Tony Young**  
Telephone: 020 7974 **2687**

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 14 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 2 self-contained residential units (1 x 2, 1 x 5 bed) at ground, 1st and 2nd floor levels (Class C3).

Drawing Nos: Site location and block plans; 2730/1; Council Tax valuation listing from Directgov (dated 03/10/2016); Council Tax statements from London Borough of Camden (various dates).

#### Second Schedule:

**82 Constantine Road**  
**London**  
**NW3 2LX**

#### Reason for the Decision:

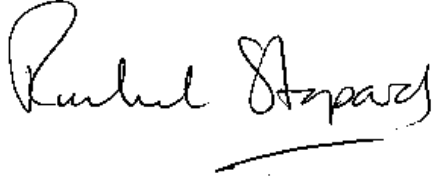
1. Sufficient evidence has been provided to demonstrate that, on the balance of probability, the use described in the First Schedule above commenced more than four years before the date of this application.



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.