

Zearch
2 Heathside Close
Moor Park
Northwood
HA6 2EQ

Application Ref: **2016/5410/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

28 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 5 Flats (2 no. x 3 Bedroom Flats to 4 no. x 1 Bedroom) following conversion of 3 flats (2no. x 3 bedrooms and 1no. x 1 bedroom) into across the first, second and third floor (Class C3).

Drawing Nos: Letter dated 10th June 2005 from estate agent detailing terms, conditions and rental value for 5 flats at property address, Rental chart on the property for 5 flats (A-E) since 2005 to date, site location plan, elevation plans 9003, floor and roof plan 9002 and 9004.

Second Schedule:

**218 Kilburn High Road
London
NW6 4JH**

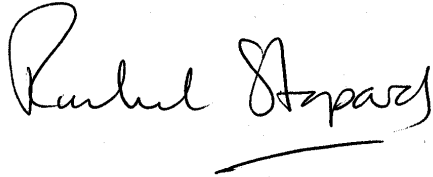
Reason for the Decision:

- 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.

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*/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 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.