

Eracleous & McKenna LLP
81 Cricklewood Broadway
London
NW2 3JR

Application Ref: **2016/5730/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

10 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 19 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:

Existing use of the ground floor as Retail (A1 Use Class).

Drawing Nos: Statutory declaration dated 17th October 2016 by Yuan Yan and Shaileen Shah provided by E & M Solicitors, Letter from E & M solicitors detailing the Chinese medicine and Herbal/Green Tea shop has been there since at least 2004, Photographs of products sold, Site location plan and floors plans CB00 and 001, " Extract of 2015/3841/P committee report referencing No.80 Cricklewood Broadway as an A1 unit, Business rates invoice from periods 2007-2016/2017 detailing the application address as a Medicine company, HM revenues and customs correspondence detailing the application address as a retail unit from periods dated 1 April 2005 to 2017, Invoice for interior decorations detailing the application address as a Medicine company dated 28th November 2007, Letters confirming payments of cheques and company start up all dated April 2007, Business Correspondence addressed to the Chinese medicine company at the application address dated 1 December 2007, Rent demand letter from property consultants Bercleys dated between March and June 2007 and from Denson Lock dated 14 June 2010 demanding rent addressed to Herbal Acupuncture centre at the above address, VOA letter addressed to the Chinese medicine company at the application address dated 3 June



2010, letter from St Paul & Co Accountants dated 1/11/16 and 4/11/16, Receipts dated 5/16 to 10/16, Accounting record 2015, taking sheet summary May to October 2016, Floor space breakdown plan.

Second Schedule:
80 Cricklewood Broadway
LONDON
NW2 3EP

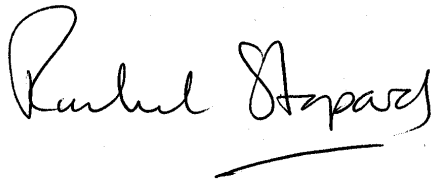
Reason for the Decision:

- 1 The use 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 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 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*/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.