

Drawing and Planning Ltd  
Mercham House  
25-27 The Burroughs  
Hendon  
NW4 4AR

Application Ref: **2017/0400/P**  
Please ask for: **Helaina Farthing**  
Telephone: 020 7974 **3303**

15 February 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

### **Certificate of Lawfulness (Existing) Granted**

The Council hereby certifies that on the 27 January 2017 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 of property as two self contained flats (existing)  
Drawing Nos: OSNCR\_L001; OSNCR\_P000; OSNCR\_P001; OSNCR\_P002;  
OSNCR\_P003; OSNCR\_P004; OSNCR\_E001; Design and Access Statement dated  
January 2017 prepared by Drawing and Planning; Tenancy Agreement for Flat A dated  
18th August 2011; Tenancy Agreement For Flat B dated March 2012; Tenancy Agreement  
for Flat A dated March 2015; Council Tax for Flat A and Flat B for financial years 2015-  
2016 and 2016-2017; Thames Water 'Water and Wastewater bill' for period 2016-2017;  
EDF Energy Statement dated July 2014 for Flat A; EDF Energy statement dated April 2014  
for Flat B.

#### **Second Schedule:**

**32 Oseney Crescent**  
**London**  
**NW5 2AU**

Reason for the Decision:

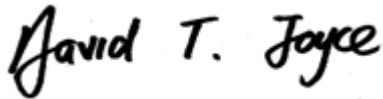


- 1 The operations were substantially completed more than four years before the date of this application.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce  
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.