

Stratagem Planning Consultants Ltd
Back Building
148-150 Curtain Road
London
EC2A 3AR

Application Ref: **2017/0703/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

8 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Proposed) Granted

The Council hereby certifies that the development described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Erection of single storey outbuilding in rear garden.

Drawing Nos: 073-X-001-LDC; 073-X-011-LDC; 073-X-101-LDC; 073-X-201-LDC; 073-A-001-LDC; 073-A-201-LDC-A;

Second Schedule:

17 Boscastle Road

London

NW5 1EE

Reason for the Decision:

- 1 The proposed outbuilding is permitted under Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Informative(s):

- 1 The development subject to the grant of this certificate, does not allow the building to be used as a self-contained dwelling and must remain as an ancillary structure

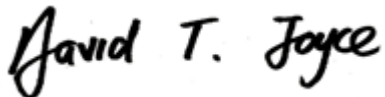


to the original dwelling unless otherwise authorised by the Local Planning Authority.

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 192 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.