

VA Interiors
86 Fitzjohn Avenue
Barnet
EN5 2HW

Application Ref: **2016/7109/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

24 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 16 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:

Existing use of the building as C3 to include conversion of the internal garage into a habitable space, ground floor single storey rear extension and insertion of rear window at first floor level.

Drawing Nos: 1604/01 (OS Extract); 1604/02; 1604/03; 1604/04; 1604/05; 7CT/702; 7CT/703; 7CT/704; Planning Statement by VA Interiors containing; 1x email exchanges between Mr M. Pia and Mr G. Bakall dated between March- September 2011; 3x Google Streetview Imagery; 4x Google aerial photography images; 1x inventory by Harewood Inventories dated 27 April 2008; 1x property inventory by Harewood Inventories dated 04 August 2011; 1x email exchange between Ms V.Carruthers and Chestertons Estate Agents dated November 2016; 1 email exchange between Mr M. Pia and Foxtons Estate Agents dated July 2010.

Second Schedule:

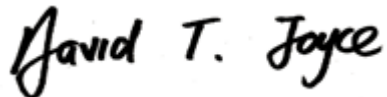
1 Railey Mews
London
NW5 2PA



Reason for the Decision:

- 1 The use of No.1 Railey Mews as a residential (Class C3) unit including the conversion of the internal garage into a habitable space, the creation of a rear courtyard, repositioning of rear fire exit door, insertion of rear window at first floor level and front window at ground floor level and repositioning of balustrade at first floor level began more than 4 years before the date of this application.

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 specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus, 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 described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations which are materially different from that described or which relate 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.