

Nicholas Taylor + Associates
31 Windmill Street
London
W1T 2JN

Application Ref: **2017/0862/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

28 March 2017

Dear Sir

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 06 March 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 building as 2 x self contained flats (Use Class C3)

Drawing Nos: Letter prepared by Mandip Sahota of Nicholas Taylor + Associated dated 13/02/2017; Site Location Plan; Existing Ground Floor Plan; Signed tenancy agreement dated 28th September 1979; Council Tax details of Flats 2 & 3 dated 19/01/2017; Rent Review letter dated 01/09/2009; Rent Review latter dated 28/08/2015; Council Tax bill for Flat 2 dated 11/03/2015; Council Tax bill for Flat 2 dated 11/03/2016; Letter from the VOA addressed to Mr Appleton dated 05/04/2005; Letter from The Pension Service dated 20/11/2016; Monthly account summary from Santander dated 11/07/2016; Letter from NHS Pension Scheme dated 2015; Letter from HM Revenue & Customs addressed to Mrs Appleton dated February 2014; Letter from the DVLA addressed to Nicholas Appleton (no date); Letter from British Gas addressed to Mr N Appleton dated 13/05/2009; Home insurance letter addressed to Mr Appleton dated 31/03/1995; Photographs.



Second Schedule:

**Former Belsize Fire Station at 36 Lancaster Grove (Flats 2 and 3)
London
NW3 4PB**

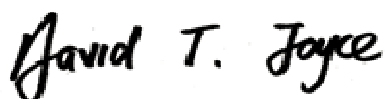
Reason for the Decision:

- 1 The C3 use began more than 4 years before the date of this application without any breaks in continuity.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning

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.