

Mr Charles Leach  
29B Gaisford Street  
London  
NW5 2EB

Application Ref: **2017/0594/P**  
Please ask for: **Fergus Freaney**  
Telephone: 020 7974 3366

5 April 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 23 February 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:

Retention of decking and railings on the flat roof of the rear extension.

Drawing Nos: Affidavit by James Joyce dated 26th January 2017; Affidavit by Charles Leach dated 25th January 2017; Affidavit by Isabella Gartside dated 26th January; Site Location Plan.

Second Schedule:

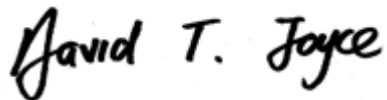
**29B Gaisford Street**  
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**NW5 2EB**

Reason for the Decision:

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



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.