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Application Ref: **2003/2042/P**
Please ask for: **Neil McDonald**
Telephone: 020 7974 2061

29 October 2003

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990, Section 191 and 192 (as amended by Section 10 of the Planning and Compensation Act 1991)
Town and Country Planning (General Development Procedure) Order 1995

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 12 September 2003 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:

Application for Certificate of Lawfulness for the existing use of the property as two self contained units, namely a self contained basement flat and a self contained maisonette on the ground, first, second and third floors.

Drawing Nos: OS site location plan, Floor plan for lower grd to 2nd floors, Sworn declaration dated 21.10.03.

Second Schedule:

106 Regent's Park Road
London NW1 8UG

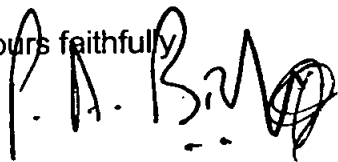
Reason for the Decision:

- 1 The use of the property as two self-contained units has continued for more than four years prior to the date of this application.



Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Environment Department
(Duly authorised by the Council to sign this document)

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.