

Mr Pierre Jordaan
9A Hatchlands Road
Redhill
Surrey
RH1 6AA

Application Ref: **2017/1542/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

13 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 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 as 1-bed residential flat (Class C3) at 2nd floor level.

Drawing Nos: Unnumbered site location plan and 2nd floor plan; Valuation Office Agency letter (dated 12/12/2016); Valuation Office Agency registration document (ref. rent register R22853121).

Second Schedule:

Flat 9
42 Fellows Road
London
NW3 3LH

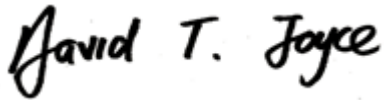
Reason for the Decision:

- 1 Sufficient evidence has been provided to demonstrate that, on the balance of probability, the use described in the First Schedule above commenced more than



four years before the date of this application.

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

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 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 described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use 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.