

GSE
64a Canfield Gardens
London
NW6 3EBApplication Ref: **2017/1756/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

26 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 18 April 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: Continued use of ground floor unit for storage / distribution purposes (Use Class B8)

Drawing Nos: Covering Letter (dated April 2017), Signed ground floor lease (dated 2012); Signed affidavit from freeholder of property (dated March 2017); Signed affidavit from tenants of ground floor unit (dated March 2017); Signed affidavit from construction contractor (dated March 2017); Signed statement from adjoining occupier (dated March 2017); Signed statement from worker at 244 Belsize Road (dated April 2017); Existing GF floor plan (dated Dec 2016); OS Location Plan.

Second Schedule:
Ground Floor Unit
2 Hermit Place
London
NW6 4BZ

Reason for the Decision:

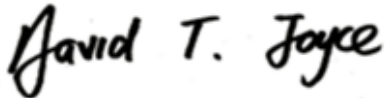
- 1 The evidence submitted along with Council records is considered to adequately demonstrate that, on the balance of probability, the lawful use of the ground floor unit is for storage (Class B8) purposes.



You can find advice about your rights of appeal at:

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

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 matter specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any 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.