

Natures Balance
Kew Bridge Arches
Arch 7
London
TW9 3AW

Application Ref: **2017/2838/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

12 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Proposed) Granted

The Council hereby certifies that the development described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Erection of a single storey outbuilding to the rear garden.

Drawing Nos: OS map, 3.1, 3.2, 3.3, 3.4 and 3.5.

Second Schedule:

**44 Queen's Grove
LONDON
NW8 6HH**

Reason for the Decision:

Informatives:

- 1 The replacement outbuilding is permitted under Class E, of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.
- 2 The development would only constitute permitted development if the outbuilding remains in a use incidental to the enjoyment of the dwellinghouse at 44 Queen's




Grove. Any material change of use for the structure would require full planning permission.

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 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the operations 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 operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations which are 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.