

Christopher Wickham Assocs  
35 Highgate High Street  
London  
N6 5JT

Application Ref: **2017/3193/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 **2188**

7 August 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 16 June 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 of building as single family dwelling (Class C3)  
Drawing Nos: Location Plan (D 00), Statutory Declaration of Mr Irwin dated 4th May 2017, Statutory Declaration of Mrs Davis dated 8th May 2017, Statutory Declaration of Mr Norden dated 4th May 2017, Existing Ground Floor & Basement Plan (110) Existing First Floor Plan (111), Existing Second Floor Plan (112), Existing Third Floor Plan (113), Existing Roof Plan (114), Application Cover Letter ref: CWA/CNW/pl/1309 dated 22nd May 2017, Council tax bills 1st, 2nd & 3rd floor unit 2011-2017, Council tax bills ground and part 1st floor unit 2011-2017, Council tax bills for 2nd and attic floor unit 2010-2012, Council tax bills for former ground floor unit 2010 - 2012, Council tax bills for former 1st floor unit 2010 -2012, Electricity bill 2nd floor unit (July 2011 - January 2012), Electricity bill 2nd floor unit (July 2013 - January 2014), Electricity bill 2nd floor unit (October 2016 - March 2017), Electricity bills for 1st floor unit (July 2011 - January 2012), Electricity bills for 1st floor unit (July 2013 - January 2014), Electricity bill 1st floor unit (October 2016 - April 2017), Electricity bill for 29 Estelle Rd (July 2011 - January 2012), Electricity bill for 29 Estelle Rd (July 2013 - January 2014), Electricity bill for 29 Estelle Road (October 2016 - March 2017), Electricity Bill 1st floor (April - July 2017), Land Registry Ownership Information, Statutory declaration of Mr



Wasowski dated 11th July 2017, Email from Mr Irwin dated 14/07/2017, Date stamped photograph showing 3rd floor bedroom taken on 21st June 2011, Date stamped photograph showing 3rd floor bedroom taken on 21st June 2011, Date stamped photograph showing 3rd floor bedroom taken on 28th October 2011, Date stamped photograph showing ground floor front room taken on 24th April 2012, Date stamped photograph showing entrance hall taken on 24th April 2012, Date stamped photograph showing door to property taken on 7th July 2011, Photographs of the property fuse boxes, Combined Electricity Bill for entire property (

Second Schedule:  
**29 Estelle Road**  
**London**  
**NW3 2JX**

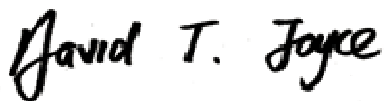
Reason for the Decision:

- 1 The use of the building as a single family dwelling began more than four years before the date of this application.

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 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.