

Manning & CO
46 Crawford Street
London
W1H 1JU

Application Ref: **2017/3943/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

15 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 09 August 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 lower ground floor as HMO (Use Class C4)

Drawing Nos: Land Registry title for 13 Agar Grove; OS Location Plan; Tenancy Agreement dated 10th November 2016; HMO License dated 5th May 2016; Floor plan and details for 'Lot 11 - 131 Agar Grove.

Second Schedule:

Flat A
13 Agar Grove
London
NW1 9SL

Reason for the Decision:

- 1 The change of use as described in the First Schedule above was permitted under Class L of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) at the time of



implementation.

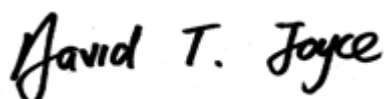
Informatives:

- 1 You are reminded that this certificate solely relates to the change of use as described in the First Schedule above and does not grant either planning permission or listed building consent for any external or internal alterations either described or shown on the approved drawings/documents attached to this Certificate.
- 2 The granting of this certificate is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Town and Country Planning Act 1990 as amended. In particular your attention is drawn to the need to obtain listed building consent for any internal or external works. You are advised that any works that may have already taken place are now the subject of an investigation by the Council's Site Inspector (ref. EN17/0486). Planning advice may be sought from the Council's Development Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 4444) or by email at planning@camden.gov.uk.

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.