

Edge Asset Management
41 Inglethorpe Street
Fulham
London
SW6 6NS

Application Ref: **2017/5241/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

17 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 27 September 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 property as 2 self-contained maisonettes at lower and upper ground floors (Flat B) and at first and second floors (Flat A)

Drawing Nos: Site location plan; The submitted documents (Assured Shorthold Tenancies Agreements for both flats of 2012, 2013, 2014, 2016 and 2017), Floor plans from letting particulars; Council Tax band details (Directgov; Service provided by VOA).

Second Schedule:

Flats A & B
20 Belsize Square
LONDON
NW3 4HT

Reason for the Decision:

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

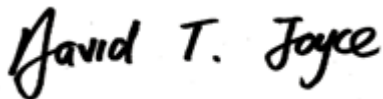


four years before the date of this application.

You can find advice about your rights of appeal at:

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

Yours faithfully

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*/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.