

Re Development Consultancy  
Services  
Barnet House  
1255 High Road  
Whetstone  
London  
N20 0EJ

Application Ref: **2017/4595/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

19 September 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 11 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:

Existing use of 2x lower ground floor self-contained flats within building (Use C3)

Drawing Nos: Unnumbered location plan (OS Extract); RE/77STA/1; Letter from British Gas dated 10 December 2012; Letter from British Gas dated 10 December 2012; Signed Affidavit dated 14 July 2017; Letter from Valuation Office Agency dated 26 May 2014; Letter from Valuation Office Agency dated 12 April 2014; Council Tax Valuation List Entry 517087; Council Tax Valuation List Entry 5170878.

Second Schedule:

**77 St Augustine's Road**  
**London**  
**NW1 9RR**



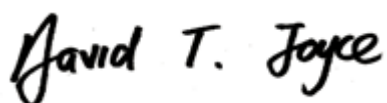
Reason for the Decision:

- 1 The use of the lower ground floor of No. 77 St. Augustine's Road as Use C3 (residential) (2x studio flats) began more than 4 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.