

Steven Wilkinson  
16a Crane Grove  
London N7 8NN

Application Ref: **2017/3134/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

21 December 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 02 June 2017 the development 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:

Implementation of Certificate of Lawfulness for Proposed Development, ref 2014/1059/P dated 31/03/2014 for erection of 2 separate single storey rear extensions at ground and first floor levels to dwellinghouse (Class C3).

Drawing Nos: Cover letter dated 30.5.17 from James Gorst architects; PD100B, GH10-1001; photograph sheet dated 24.5.17

#### Second Schedule:

**The Garden House**  
**Vale of Health**  
**London NW3 1AN**

#### Reason for the Decision:

- 1 The 2 rear extensions are permitted under Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, and the works carried out on site are a material operation which




constitute implementation of this development.

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.