

Aaron Kazab  
132 New Cavendish Street  
London  
W1W 6YA

Application Ref: **2018/1145/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

9 April 2018

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 15 March 2018 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 as Flat (Use Class C3)

Drawing Nos: Tenancy Contract dated 01/11/2011; Tenancy Contract dated 01/10/2012; Tenancy Contract dated 01/04/2013; Tenancy dated 02/10/2013; Tenancy Contract dated 16/07/2014; Tenancy Contract dated 24/07/2015; Tenancy Contract dated 14/07/2016; Statutory Declaration by A Horvath dated 12/12/2017; Invoice from WP Building & Construction dated 01/10/2011.

NLA204/01.

Second Schedule:

**2nd Floor Rear Flat**  
**53 Warren Street**  
**London**  
**W1T 5NL**



Reason for the Decision:

- 1 The use of the 2nd floor rear flat at No. 53 Warren Street as a self-contained flat has begun more than 4 years before the of the 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 specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. 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.