

BBD
18 Ryland Rd
London
NW5 3EA
United Kingdom

Application Ref: **2017/2921/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

26 April 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 24 April 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 of 1st to 4th floors of the building as a single family dwelling (Use Class C3).

Drawing Nos: Site location plan; Existing floor plans drawing no: 17014-01 rev S1; Sworn affidavit from Melanie Press dated 08/03/2018; Thames Water bills dated 06/02/2014, 07/11/2014; 16/11/2015, 08/02/2016; 06/02/2017; 10/11/2017; 06/02/2018; Invoice from Thames Water Utilities dated 04/02/2011; Electricity and gas bills from NPower dated 2013-2014, 2014-2015, 2015-2016, 2016-2017 Contract costs from Rana Ltd dated November 2011; Certificate for upgrading of internal doors from Fire Prevention Products Ltd (London & Middlesex) dated 27th September 2011

Second Schedule:

1st to 4th Floors
3 Erskine Road
LONDON
NW3 3AJ



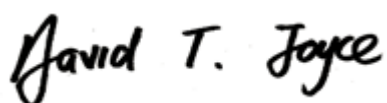
Reason for the Decision:

- 1 The use of the first to fourth floors of the building as a single dwelling house began 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



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. This Certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use 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.