

RKA
The Cottage
116 Elms Lane
London
HA0 2NP

Application Ref: **2018/0849/P**
Please ask for: **Jaspreet Chana**
Telephone: 020 7974 **1544**

2 May 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 09 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 of the building as 4 x 2 bed and 4 x 1 bed self-contained flats (Class C3)

Drawing Nos: Site location plan, RK/TP/01, TV Licence letter for 1-8 Finchley Road (August 2014), Meter readings of 8 flats, Council tax letters of 1-8 flats dated 17/01/18, Deposit protection certificates dated between 2009-2013

Second Schedule:

337 Finchley Road
London
NW3 6EP

Reason for the Decision:

- 1 The use of the building as 8 self-contained flats (Class C3 use) began more than four years before the date of this application.



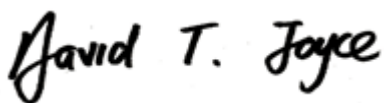
Informative(s):

- 1 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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.