

Montagu Evans
5 Bolton Street
London
W1J 8BA

Application Ref: **2018/1480/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

6 June 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 22nd March 2018 the matters described in the First Schedule below in respect of the land specified in the Second Schedule below, were lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 as amended.

First Schedule: Use of the property as a single dwellinghouse, replacement of the entrance door with a window and erection of a single storey rear extension.

Drawing Nos: Cover Letter; Appendix 1 - Decision dated: 24/05/1960; Appendix 2 - Affidavit; Appendix 3 - Valuation Report - Part 1, 2, 3; Appendix 4 - Tenancy Agreement - Part 1, 2, 3; Appendix 5 - Tenancy Agreement; Appendix 6 - Tenancy Agreement - Part 1, 2, 3, 4; Council Tax Band Details; S-100 - Ground, First and Second Floor; Historic Drawings - [852/P/] 1, 2, 3, 4 - Floor Plans, Elevations and Site Location Plan.

Second Schedule:

10 Gayton Crescent
London
NW3 1TT

Reason for the Decision:

- 1 The use as a single dwelling house began more than four years before the date of this application.
- 2 The replacement of the north facing entrance door with a window along with the



erection of the single storey rear extension were completed more than four years before the date of this application.

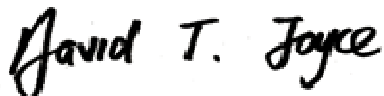
Informative(s):

- 1 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.

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 matter 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 matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any 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.