

Maria Nshuri  
3 Broadoak House  
Mortimer Crescent  
NW6 5PA

Application Ref: **2018/2257/P**  
Please ask for: **Nora-Andreea  
Constantinescu**  
Telephone: 020 7974 **5758**

25 June 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that the proposal described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Use of residential flat as an online and telephone booking for Health Care Recruitment Agency (working from home).

Drawing Nos: Site location plan; Lawful Development Certificate Application Form signed 15/05/2018; Email correspondence dated 20/06/2018.

Second Schedule:

**Flat 3 Broadoak House  
Mortimer Crescent  
London  
NW6 5PA**

Reason for the Decision:

- 1 The proposal is not considered to be development and it would not constitute a material change of use as it would be incidental to the enjoyment of the property as a residential unit.



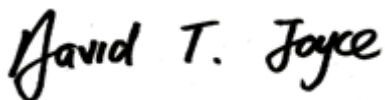
Informative(s):

- 1 You are advised that this certificate is issued only in relation to a sole internet/telephone Health Care Recruitment booking service with customers being located and operating offsite. If customers visit the property as part of the business then a change of use may occur and planning permission would be required.

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 192 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.