

Mr Christian Buxton  
FLAT 5,  
45 Rosslyn Hill  
London  
NW3 5UH

Application Ref: **2018/1876/P**  
Please ask for: **Oluwaseyi Enirayetan**  
Telephone: 020 7974 **3229**

19 July 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that the development 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: Amalgamation of 2 x residential units into single residential unit.

Drawing Nos: Site location plan; ROSS/18/PD/01; Planning Statement.

Second Schedule:

**Flat 4 & 5**

**45 Rosslyn Hill**

**London**

**NW3 5UH**

Reason for the Decision:

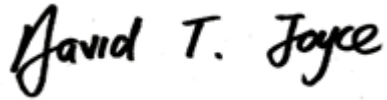
- 1 The works are not considered to constitute "development" requiring planning permission of section 55(2)(f) as defined by the Town and Country Planning Act 1990.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>



Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

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 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 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.