

Roger Bullworthy Associates
60 Manor Wood Road
Purley
Surrey
CR8 4LF

Application Ref: **2018/3460/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 5180

8 August 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 01 August 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 building as 2 self-contained residential units (within Use Class C3)
Drawing Nos: Location Plan; Property Register for 30 Denning Road (appendix 1); Floor plan dated 9th February 2018 (appendix 2); Council Tax Notice of alteration to an entry in the valuation list, dated 4th August 2008: House excluding LGND FLR, 30 Denning Road effective from 12th April 2008 (appendix 3); Council Tax Annual Charge: 30 Denning Road period -1.04.2008 to 31.03.2009 - dated 14th March 2008 (appendix 4); Council Tax Annual Charge: 30 Denning Road period 12.04.2008 to 31.03.2009 - 30th October 2008 (appendix 4); Council Tax Annual Charge: 30 Denning Road period 01.04.2009 to 31.03.2010 - dated 17th March 2009 (appendix 4); Council Tax Annual Charge: 30 Denning Road period 01.04.2010 to 31.03.2011 - dated 17th March 2010 (appendix 4); Council Tax Annual Charge: 30 Denning Road period 01.04.2011 to 31.03.2012 - dated 17th March 2011 (appendix 4); Council Tax Annual Charge: 30 Denning Road period 01.04.2012 to 31.03.2013 - dated 17th March 2012 (appendix 4); Council Tax Annual Charge: 30 Denning Road period 01.04.2013 to 31.03.2014 - dated 22nd March 2013 (appendix 4); Council Tax Annual Charge: 30 Denning Road period 01.04.2014 to 31.03.2015 - dated 21st March 2014 (appendix 4); Council Tax Annual Charge: 30 Denning



Road period 01.04.2015 to 31.03.2016 - dated 13th March 2015 (appendix 4); Council Tax Annual Charge: 30 Denning Road period 01.04.2016 to 31.03.2017 - dated 11th March 2016 (appendix 4); Council Tax Annual Charge: 30 Denning Road period 01.04.2017 to 31.03.2018 - dated 20th March 2017 (appendix 4); Council Tax Annual Charge: Basement Flat 30 Denning Road period 12.12.2011 to 15.12.2011 - dated 10th December 2011 (appendix 5); Council Tax Annual Charge: Basement Flat 30 Denning Road period 01.04.2017 to 13.11.2017 - dated 30th December 2017 (appendix 5); Council Tax Annual Charge: Basement Flat 30 Denning Road period 20.04.2017 to 31.03.2018 - dated 6th April 2018 (appendix 5); Letter from Roger Bullworthy Associates dated 27th June 2018.

Second Schedule:

30 & 30A Denning Road
London
NW3 1SU

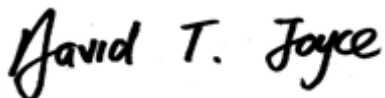
Reason for the Decision:

- 1 The use of the building as 2 self-contained flats (Class C3 use) 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*/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.