

Savills (UK) Ltd
33 Margaret Street
London
W1G 0JD

Application Ref: **2018/2010/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974 **1568**

10 August 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 23 May 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:

Commencement of works in relation to planning permission ref: 2014/5463/P dated 14/01/2015 for Conversion from 2 flats into single family dwelling house including excavation of basement under footprint of house and rear garden with side and rear lightwells, erection of a 2-storey curved bay to rear to replace existing 1-storey angled bay and demolition of side addition.

Drawing Nos: Site boundary plan FEV_001, Invoice Reference 189197/62887 from Trenchco Ltd dated 22 November 2017, Bureau Veritas Building Control UK Site inspection record reference B17030649 dated 08.12.2017, Letter of Intent between Deacon and Jones LLP and Trenchco Ltd dated 08.11.17, Quantity Surveyor Statutory Declaration dated 05.04.2018.

Second Schedule:

35 Elsworthy Road
London
NW3 3BT



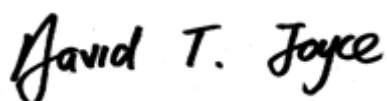
Reason for the Decision:

- 1 The evidence submitted confirms that material operations have commenced on site in connection with the implementation of planning permission 2014/5463/P dated 14/01/2015 prior to the expiration of the 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.