

Murdoch Associates
16 South Road
Bishops
Stortford
CM23 3JH England

Application Ref: **2018/3125/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 5180

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 06 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 room at ground floor level, depicted on plan as G18, as a self-contained residential unit (within Use Class C3)

Drawing Nos: Location Plan - 624-900 PL1; Ground Floor Plan - 624-901 PL1; Assured Shorthold Tenancy Agreement dated 27.01.14 at G18: Landlord: Cliffgold Limited Tennant: [redacted] between 27/01/2014 - 10/08/2015; Assured Shorthold Tenancy Agreement dated 15.11.16 at G18: Landlord: Cliffgold Limited Tennant: [redacted] between 18/11/2016 - 17/11/17; Assured Shorthold Tenancy Agreement dated 09.03.16 at G18: Landlord: Cliffgold Limited Tennant: [redacted] between 09/03/2016 - 08/03/17; Assured Shorthold Tenancy Agreement dated 03/05/2018 at G18: Landlord: Cliffgold Limited Tennant: [redacted] between 03/05/2018 - 02/11/18; Statutory declaration by [Redacted], Utilities Support Manager of Galliard Homes Limited since 2008; Statutory declaration by [Redacted], Employed as caretaker of Albany House in 2008.

Second Schedule:

41 Albany House
Judd Street



**London
WC1H 9QS**

Reason for the Decision:

- 1 The use of the room at ground floor level, depicted on plan as G18, as a self-contained flats (Class C3 use) began more than four years before the date of this application.

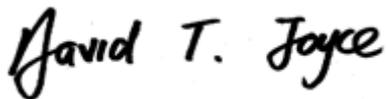
Informative(s):

- 1 You are advised that the Council Tax Team should be consulted regarding the registration of the self-contained unit hereby certified. Telephone 020 7974 4444 for further advice and information.

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.