

Mr Nanalal Patel
16 Minster Road
London
NW2 3RB

Application Ref: **2018/3592/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 07 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 5 self-contained residential units (within Use Class C3)

Drawing Nos: Council Tax Annual Charge: Flat A, 16 Minster Road, period 01/04/13 - 31/03/14; dated 06/06/13; Council Tax Annual Charge: Flat A, 16 Minster Road, period 01/04/13 - 31/03/14; dated 11/09/13; Council Tax Annual Charge: Flat A, 16 Minster Road, period 01/04/14 - 31/03/15; dated 17/03/14; Council Tax Annual Charge: Flat A, 16 Minster Road, period 01/04/15 - 31/03/16; dated 10/04/18; Council Tax Annual Charge: Flat A, 16 Minster Road, period 01/04/16 - 31/03/17; dated 16/09/16; Council Tax Annual Charge: Flat A, 16 Minster Road, period 01/04/16 - 31/03/17; dated 10/04/18; Council Tax Annual Charge: Flat A, 16 Minster Road, period 01/04/17 - 31/03/18; dated 10/04/18; Council Tax Annual Charge: Flat A, 16 Minster Road, period 01/04/18 - 31/03/19; dated 19/03/18; Council Tax Annual Charge: Maisonette Basement and ground floor, 16 Minster Road, period 01/04/18 - 31/03/19; dated 16/03/18; Council Tax Annual Charge: Maisonette Basement and ground floor, 16 Minster Road, period 01/04/17 - 31/03/18; dated 06/04/18; Council Tax Annual Charge: Maisonette Basement and ground floor, 16 Minster Road, period 01/04/16 - 31/03/17; dated 11/03/18; Council Tax Annual Charge: Maisonette Basement and ground floor, 16 Minster Road, period 01/04/15 - 31/03/16; dated 13/03/15;



Council Tax Annual Charge: Maisonette Basement and ground floor, 16 Minster Road, period 01/04/14 - 31/03/15; dated 03/04/14; Statutory declaration by [Redacted], of maisonette lower ground and ground floor, 16 Minster Road, dated 27/05/2018; Statutory declaration by [Redacted], of Flat A, 16 Minster Road, dated 19/07/2018; Existing elevation; Existing lower ground floor plan; Existing plan; Email From Raymond Yeung dated 19/04/18; Email from Barry Dawson dated 19/03/2018; Letter from Toby Deans dated 09/02/2015 (ref: E02/Hsg Visits/007330); Letter from Allen Gillespie dated 10/11/15 (ref: EN15/0849); OS MAP 16 Minster Road.

Second Schedule:
16 Minster Road
London
NW2 3RB

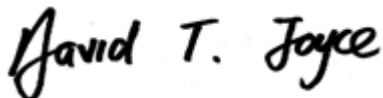
Reason for the Decision:

- 1 The use as 5 self-contained residential units 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 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 use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use 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.