

Mr Simon Spyrides
19 Brook Walk
Strawberry Vale
London
N2 9RB

Application Ref: **2018/0674/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

9 August 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 15 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:

Use of basement level as 1 x studio flat (Class C3).

Drawing Nos: Land Registry Current Title Plan; Site Plan 1:500; Existing Front Elevation 1:100 (RCS/06); Existing Plans Elevation (RCS/EX1); Letter from EDF dated 30th October 2017 - confirmation of supply from 1st April 1996; Email from British Gas dated 17th February 2016 - confirmation of supply from 7th January 1992; Letter from British Gas dated 20th November 2015 - Lower flat NW1 OTA; Assured Shorthold Tenancy Agreement dated 16/05/2016 at Basement Flat: Landlord: [Parventures Ltd] Tenant: [redacted] between 01/06/2016 - one year; Assured Shorthold Tenancy Agreement dated 01/08/2009 at Basement Flat: Landlord: [redacted] Tenant: [redacted] between 01/08/2009 - one year; Council Tax Notice of alteration to an entry in the valuation list, dated 17th July 2016: FLAT BST 154 Royal College Street, effective from 1st June 2016.

Second Schedule:

Basement Flat
154 Royal College Street



**London
NW1 0TA**

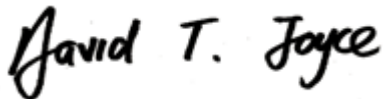
Reason for the Decision:

- 1 Sufficient evidence has been provided to demonstrate that, on the balance of probability, the use described in the First Schedule above commenced 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.