

Application ref: 2018/3079/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 10 September 2018

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Mr Alexander Streatfeild
75 Bartholomew Road
London
NW5 2AH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 26 July 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 the rear flat roof with balustrade above 3rd floor as a roof terrace, for flat at 2nd and 3rd floors.

Drawing Nos: Statutory Declaration dated 04/05/2018; Signed testimony dated 21/06/2018; Aerial photo dated 19/09/2002; Street view photo dated June 2008 from Googlemaps; Photos from the previous owner dated 1984; Photos from the previous owner dated May 2008; Current owner lease details dated 22/02/2018; Site location plan; Lease drawings no. PL11093-02; 004_102 P1; 004_101 P1; 004_112 P1; 004_111 P1.

Second Schedule:

Flat 2nd and 3rd Floor
28 Montpelier Grove
London
NW5 2XD

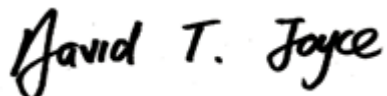
Reason for the Decision:

- 1 The terrace has been in existence for more than 4 years.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

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 operations 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 operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations 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.