

Application ref: 2018/3386/P
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KR Planning
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 16 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 third floor of building as self-contained flat (Use C3)
Drawing Nos: Unnumbered Location Plan (OS Extract); Drg No: 03.
Tenancy Agreement dated 18/10/2013; Tenancy Agreement dated 15/10/2012;
Tenancy Agreement dated 18/09/2014; Tenancy Agreement dated 10/07/2014;
Tenancy Agreement dated 23/09/2014; Tenancy Agreement dated 19/10/2015;
Tenancy Agreement dated 05/07/2016; Tenancy Agreement dated 20/09/2017;
Tenancy Agreement dated 02/03/2018.

Second Schedule:

Third Floor Flat
12 Charlotte Place
London
W1T 1SL

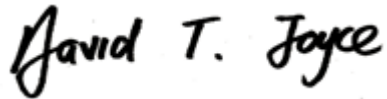
Reason for the Decision:

- 1 The use of the 3rd floor at No. 12 Charlotte Place, London, W1T 1SL as a self-contained flat (Use Class C3) began more than 4 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

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.