

Application ref: 2018/5299/P  
Contact: Alyce Keen  
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Date: 12 March 2019

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

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

### **Certificate of Lawfulness (Existing) Granted**

The Council hereby certifies that on the 07 January 2019 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 3 x residential flats (1 x 3 bed & 2 x 2 bed) (Use Class C3).  
Drawing Nos: Tenancy agreements for Flat A, B and C for the period 2011-13, 2013-14, 2014-15.  
Letter to Thames Water dated 01/07/2010.  
BT Bill dated 1992.  
Council Tax Bill dated 17/03/2011  
Gas Safety Records dated 01/02/2011.  
Electricity Bill dated 1992.  
Garland Electronics Ltd Invoice dated 21/03/2013.  
Domestic Electrical Installation Periodic Inspection Report dated 26/11/2010.  
Gas Certification documents dated 2012.

#### Second Schedule:

**45 Rochester Road**  
**London**  
**NW1 9JJ**

Reason for the Decision:

- 1 The use as three residential units began more than four years before the date of this application.

Informative(s):

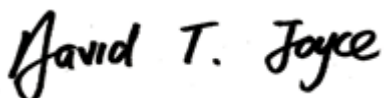
- 1 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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.

