

Application ref: 2019/2922/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 4 September 2019

**Development Management**  
Regeneration and Planning  
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Rosenfelder Associates  
10-12 Perrin's Court  
LONDON  
NW3 1QS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 03 September 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:

The use of the front paved forecourt area as a hardstanding for car parking of motor vehicles along the Crediton Hill return frontage.

Drawing Nos: 886.001; 886.PH01; 886.PH02; Business Rates payment between 14.03.2014 to 15.03.2017; Business Rates payment between 01.04.2006 to 31.03.2011 and Business Rates payment date 10 March 1995.

Second Schedule:

**Rear Workshop And Premises**  
**322 West End Lane**  
**London**  
**NW6 1LN**

Reason for the Decision:

- 1 The use of the paved forecourt area as hardstanding for the parking of motor vehicles began more than ten years before the date of this application.

Informative:


- 1 You are advised that you must apply to the Transport Strategy Team for any new vehicle crossover and any other work to, under, or over, the public highway, including vaults and thresholds. Tel: 020-7974 5543 for further advice and information.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer

#### 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 matter 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 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.