

Application ref: 2019/3575/P
Contact: Kate Henry
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Date: 27 September 2019

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Michael Burroughs Associates
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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 21 August 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 as a single family dwellinghouse (Class C3) as lawfully implemented under planning consent 2016/2777/P dated 25/07/2016 for 'change of use from 3 flats to single-dwelling house with associated alterations'

Drawing Nos: Application form; Site location plan; Cover letter, dated 11/07/2019.

Second Schedule:

8 Gainsborough Gardens
London
NW3 1BJ

Reason for the Decision:

- 1 The evidence provided is sufficient to demonstrate that planning permission reference 2016/2777/P, dated 25/07/2016, was commenced lawfully and the use of the building as a single family dwelling is lawful.

Informative(s):

- 1 Please note that all of the planning conditions within 2016/2777/P dated

25/07/2016 apply to the lawful development.

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



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 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.