

Keystone Law
48 Chancery Lane
London
WC2A 1JF

Application Ref: **2017/4132/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

28 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 17 August 2017 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 implementation of works in accordance with condition 1 (time limit) of planning permission (ref. 2013/5234/P) dated 28/05/2014 for: the alteration and conversion of the existing ground floor flat, excavation of the existing basement and incorporation of light wells to the front and sunken terrace to the rear, alterations and extensions to the front and rear including new front entrance door to the existing side extension, to provide 2 self-contained units comprising a 5 bedroom flat and a 1 bedroom maisonette.

Drawing Nos: Statutory Declaration of Landon Kulick dated 11 July 2017, Site Location Plan.

Second Schedule:

Flat A
44 Ferncroft Avenue
London
NW3 7PE



Reason for the Decision:

- 1 The evidence submitted confirms that the works carried out in association with the implementation of planning permission (ref 2013/5234/P) commenced before the application expired on 28/05/2017.

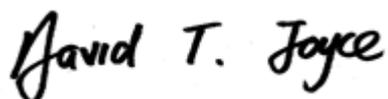
Informative(s):

- 1 The works approved by planning permission 2013/5234/P subject to the S106 agreement dated 24/5/14 can proceed as authorised.

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.

