

Application ref: 2019/2441/P
Contact: Leela Muthoora
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Date: 23 January 2020

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SMB Design Services
82 Pickford Road
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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 28 November 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: Existing single storey rear extension to house (Class C3).
Drawing Nos: Account summary from construction company, Loop, dated 14 April 2014.; Invoice from construction company, Loop, dated 09 January 2014; Schedule of attendance and obligations, ref: E0391 from construction company, Loop, dated 8 July 2013; Estimate and programme of works from ref: ref: E0391 from construction company, Loop, dated 08 July 2013; Photographs dated 2014; & Email discussions with construction company, Loop, dated 2013 to 2014.

Second Schedule:
30 Ulysses Road
London
NW6 1EE

Reason for the Decision:

- 1 The ground floor single storey rear extension was substantially completed more than four years before the date of this application.

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.