

Application ref: 2020/0166/P
Contact: Matthew Dempsey
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Date: 28 April 2020

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Brown & Co Planning Ltd
Lion House
Oriental Road
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GU22 8AR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 12 February 2020 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 whole property as a single dwellinghouse (Class C3).
Drawing Nos: Site Location Plan 022/003, Existing Drawings: Lower Ground Floor 93BEL/001, Ground Floor 002, 1st Floor 003, 2nd Floor 004, 3rd Floor 005. Brown&Co Planning Cover Letter dated 14/01/2020. Signed Affidavit from Mr D Bouchier. Signed Affidavit from Mr Hanscomb. Statutory declaration from Mr Levy. Site photographs 2009, Registered Title for the property ref: NGL292857 27/08/2009. Extract from Companies House re: 93 Belsize Lane Ltd 23/03/2010.

Second Schedule:

93 Belsize Lane
London
NW3 5AU

Reason for the Decision:

- 1 The use as a single dwelling house (Class C3) began 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.