

Application ref: 2020/1319/P
Contact: Gavin Sexton
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Date: 15 May 2020

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GMA Architecture Ltd
UK House
82 Heath Road
Twickenham
TW1 4BA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 02 April 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:

Implementation of planning permission ref 2015/6106/P granted on 29th March 2017 (for Demolition of the existing dwelling house and replacement with a two storey, 7 bed dwelling house with basement and attic) by commencing demolition of existing house.

Drawing Nos: Site location plan 228-17 PL-15; Cover letter from GMA architecture (undated); Copy of decision notice 2015/6106/P dated 29th March 2017; Existing and Proposed Ground Floor Plans; Selection of Record Photographs.

Second Schedule:

22 Lancaster Grove
London
NW3 4PB

Reason for the Decision:

- 1 It is considered that operational works of demolition permitted under planning permission 2015/6106/P dated 29th March 2017 had begun on site within three years of the date of the permission and that the permission has therefore been implemented.

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.