

PLANNING STATEMENT IN SUPPORT OF APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE IN RESPECT OF THE DEVELOPMENT AT FLAT A, 45 LANCASTER GROVE, NW3 4HB

s.191 of the Town & Country Planning Act 1990 (As amended), states;

'If any person wishes to ascertain whether any operations which have been carried out in, on, over or under land, are lawful;...he may make an application for the purpose to the local planning authority specifying the land and describing the use or operations'.

'If, on application under this section, the local planning authority are provided with information satisfying them of the lawfulness at the time of the application of the use, operations or other matter described in the application, or that description as modified by the local planning authority or description substituted by them, they shall issue a certificate to that effect;'..

RATIONALE

On 20th September 2020 the council granted permission under application number 2020/2126/P for the following development;

'Erection of ground floor rear extension and reinstatement of ground floor rear bay window all in connection with the existing ground floor flat'

The drawings clearly showed the existing basement area on the approved plans, elevations and section drawings.

Pending sale of property

The applicant is now progressing a sale of the property and the purchaser has pointed out that whilst the existing basement area is shown on the approved drawings it is not mentioned within the description of the grant of permission.

The applicant therefore seeks a certificate of lawfulness to confirm the lawfulness of the approved development including the basement area.

END

March 2022