

Application ref: 2022/0170/P  
Contact: Fast Track SC  
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Date: 28 March 2022

**Development Management**  
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Carla Ranicki  
58, Primrose Gardens  
London  
NW3 4TP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

### **Certificate of Lawfulness (Existing) Granted**

The Council hereby certifies that on the 23 March 2022 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:

Self contained residential flat for a period exceeding 4 years

Drawing Nos: MB-SURV-PG-LP-01; MB-SURV-PG-GF-01; MB-SURV-PG-FF-01;  
Location Plan

Second Schedule:

**Top Floor Flat**  
**58 Primrose Gardens**  
**London**  
**NW3 4TP**

Reason for the Decision:

- 1 The use of the top floor of the property as a self-contained residential unit 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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

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 specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. 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.