

14 April 2022

Dear Sirs

Certificate of Lawfulness for existing use and development

Development: Raised terrace and railings

Location: Flat 3, 72 Burghley Road, London NW5 1UN

The raised terrace and railings sit above Flat 3, No. 72 Burghley Road.

The terrace is accessed via a stairs from inside the upper floor of the maisonette, Flat 3.

Flat 3 was first marketed by Keatons Estate Agents 29th September 2008. The sales particulars, attached, clearly show the raised terrace and railings in existence at that time.

The letter from Keatons Estate Agents and sales particulars confirm this fact.

To further support the case, Google Earth maps clearly show the works in situ from 1 January 2006.

Summary

The evidence provided above and in the attachments to this application demonstrate the raised terrace and railings have been in situ for Flat 3, 72 Burghley Road since at least 2006. There has been no alteration nor severance of the structures and their use from Flat 3 in the years proven by the Estate Agent since 29th September 2008 and would be highly unlikely since construction given the access through Flat 3.

All the evidence is all one way and in favour of the grant of a Certificate of Lawfulness.

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Do contact me for any further information.

Yours faithfully

C.B. Wright

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