

Application ref: 2022/1084/P
Contact: Fast Track SC
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Date: 16 October 2022

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Robert Savage Associates
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Eton Garages
Lancaster Grove
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NW3 4PE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 07 October 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:

Use as self-contained flat (Class C3).

Drawing Nos: Existing Drawing - 10637/TP02; Site Location Plan; Letter from Robert Savages & Associates Mach 2022; Tenancy Agreements - Flat 2, 172 Iverson Road - Tenancy Agreement - Ms Katy Rowland - 5/09/2009 - 4/09/2010; Flat 2, 172 Iverson Road - Tenancy Agreement - Mr Arthur Almeida & Ms Evelina Sersniovaite - 23/08/2021 - 22/08/2022; Flat 2, 172 Iverson Road - Tenancy Agreement - Zuzanna Gombarcekova & Mr Shane T Seator - 24/6/2016 - 23/6/2017; Council Tax - Flat 2, 172 Iverson Road - Council Tax - 2010/2011 - Mr Adel Salem Bentalab; Rent Payments - Flat 2 172 Iverson Road - Ms Zuzanna Gombarcekova and Mr Shane Ne T Seator 24/1/2019 - 27/12/2019; Flat 2 172 Iverson Road - Mr Arthur Almeida - Tenancy Start Date 23/08/2021 - 27/07/2022.

Second Schedule:

Flat 2
172 Iverson Road
London
Camden
NW6 2HL

Reason for the Decision:

- 1 On the balance of probability, the use of Flat 2 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



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, would not have been 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.