

Application ref: 2022/5565/P
Contact: Fast Track GG
Tel: 020 7974
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Date: 12 March 2023

Development Management
Regeneration and Planning
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Brooks Murray Architects
41 Tabernacle Street
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EC2A 4AA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 03 February 2023 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 of the property as 11 flats.

Drawing Nos: Site Location Plan 1195.37-C-001; Floor Plans 1195.37.C-010;
Council Tax records for all 11 flats; Statutory Declaration of Jonathan Hager dated 12th July 2022; Official copies of Title Register and Plan; Assured Shorthold Tenancy (Flats 1, 2, 4, 5, 6, 7, 8, 9, 10 & 11); Deed of Surrender and Grant of Tenancy (Flat 3); Rent Registers for Rooms 1 and 3; Application to Register a Fair rent based on 11 Units; Application to Register a Fair Rent based on 7 Units; Fair Rent Registers for Flats 1, 2 and 4.

Second Schedule:
34 Fordwych Road
London
NW2 3TG

Reason for the Decision:


- 1 The use as 11 self contained dwellings 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 written over a light blue rectangular background.

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.