

Assistant Director of Planning and Development Management
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Mr R Ashall
Ashall Town Planning
5 Ventura Drive, Chapelford Village
Warrington
Cheshire
WA5 8BX

Application No: **F/00119/13**
Registered Date: 10/01/2013

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191
(as amended by Section 10 of the Planning and Compensation Act 1991)

Town and Country Planning (Development Management Procedure) (England)
Order 2010: Part 6

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT
(EXISTING USE OR DEVELOPMENT)

TAKE NOTICE that the Barnet London Borough Council, in exercise of its powers as Local Planning Authority under the above Act, hereby certifies, within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), that: -
Unless any relevant factor has changed since the application date, the following use / development is **LAWFUL**: -

Retention of 2no self contained units

At:- 84 Hutton Grove, London, N12 8DR

as referred to in your application and shown on the accompanying plan(s):

INFORMATIVE(S):-

- 1 The plans accompanying this application are: Email from the Local Taxation Office at the London Borough of Barnet dated 27th Nov 2012 confirming annual charges at each flat since 2001; Schedule of Tenancies confirming the names of the tenants and tenancy periods; Ground Floor Plan; First and Loft Plan; Site Location Plan (date received 10-Jan-2013).
- 2 The reason for this determination is:- On the balance of probability the evidence submitted is considered sufficient to show that this property has been in continued use as two self-contained units for the last four years, as required under Sections 171b and 191 of the Town and Country Planning Act of 1990.

- 3 This application is determined to be lawful based on the information submitted. If any information provided is inaccurate then this may invalidate the certificate.

Date of Decision: 31 January 2013

Signed:



**Acting for Joe Henry
Acting Assistant Director of Planning and Development Management**

NOTE(S):-

1. This certificate is issued solely for the purpose of Section 191/192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operation above and taking place on the land also described above 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. This certificate applies only to the extent of the use/operations described above on the land also specified above. Any use/operation which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso 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.
5. This notice relates solely to the grant of a certificate of lawfulness and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making an application for Building Regulations approval, please contact the Barnet Council Building Control team by email: building.control@barnet.gov.uk, telephone: 0208 359 4500, or see our website at www.barnet.gov.uk/building-control.