



(a) (b)

DECISION NOTICE - CERTIFICATE OF LAWFULNESS  
PROPOSED USE OR DEVELOPMENT - CERTIFICATE GRANTED

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Application No:

To: Mr Toomey  
Studio Charrette  
The Clubhouse  
50 Grosvenor Hill  
London  
W1K 3QT

I refer to your application dated **10/08/2022** proposing the following:

Certificate of lawfulness for change of use from HMO (C4) to C3 dwellinghouse

and accompanied by plans or documents listed here:  
TQRQM22224115257217, PR21- 073a (existing), PR21- 073a (proposed)

at

The Council of the London Borough of Brent, the Local Planning Authority, hereby certify that the above proposed use or development, more particularly shown edged bold on the attached plan is **LAWFUL** (if instituted or begun at the time of the application) within the meaning of Section 192 of the Town and Country Planning Act (as amended) for the reason(s) set out on the attached Schedule B.

Date: 14/10/2022

Signature:

**Gerry Ansell**  
Head of Planning and Development Services

**Notes:**

1. This certificate is issued solely for the purposes of Section 192 of the Town and Country Planning Act 1990 (as amended)
2. It certifies that the matter proposed above at the land specified above is lawful on the date specified above, and thus, not liable to enforcement action under Section 172 of the Act.
3. This certificate applies only to the extent of the use, operation or other matter described above and to the land specified above. Any use, operation or other matter 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 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.

DnClG

- 1 Based on the plans submitted the proposal is shown to be laid out a 3 bedroom family dwellinghouse. As such the plans demonstrate a change of use from C4 HMO to C3 dwellinghouse, which would meet the requirements for permitted development under Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015. As such, the proposal is lawful and planning permission is not required.

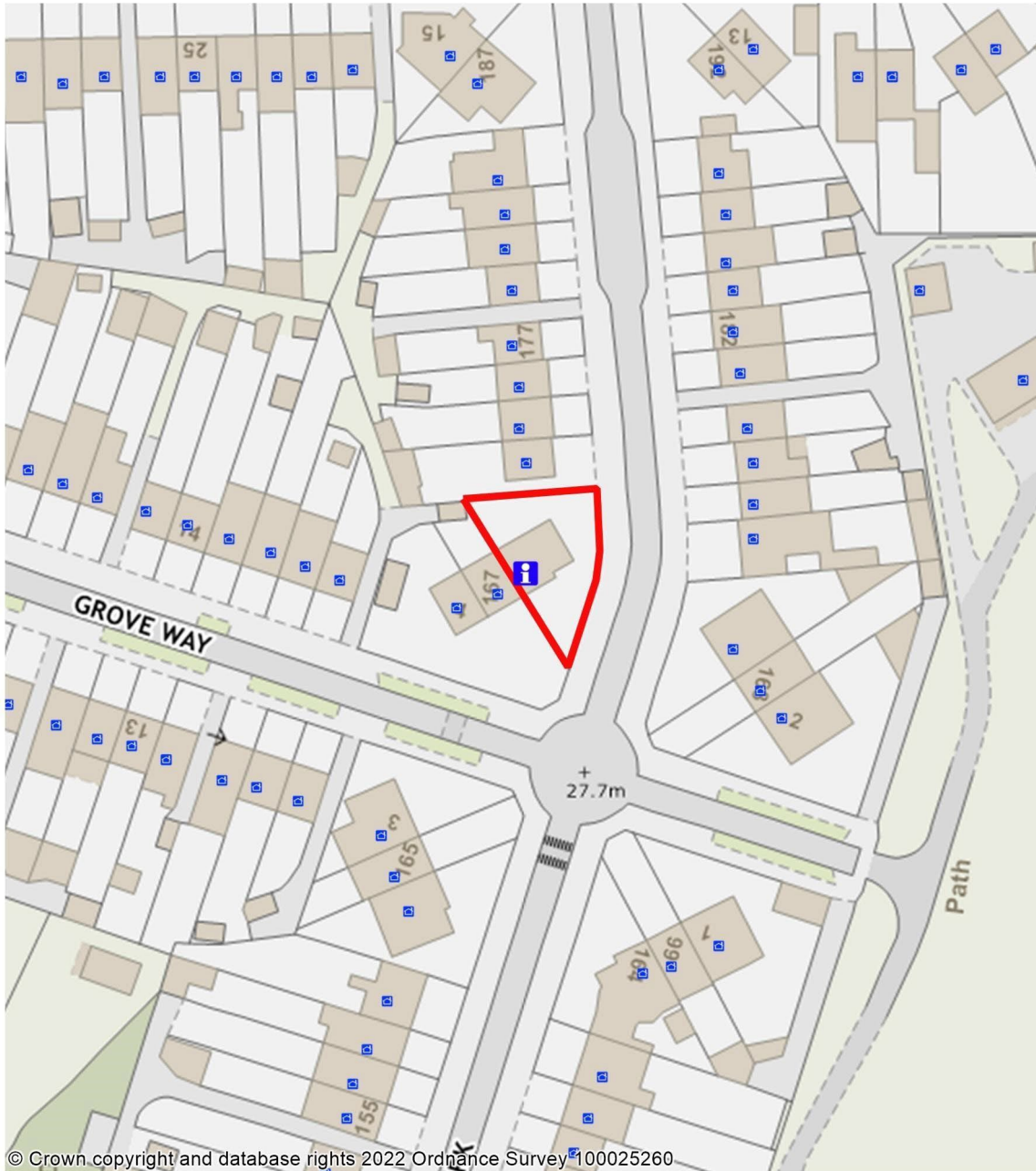
**REASONING****OTHER INFORMATION**

- 1 This is a determination based on plans submitted as to whether or not planning permission is required. This is not a grant of planning permission. If, during construction, the measurements indicated on the submitted plans are exceeded, planning permission may be required.

## Plan referred to in Town Planning Decision Notice

Site address: 169 Monks Park, Wembley, HA9 6LA

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This map is indicative only.

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