

Your Ref:  
Our Ref: 20/03808/LDCE



c/o Mr Mark Strawbridge  
The Clubhouse  
50 Grosvenor Hill  
London  
W1K 3QT

6th January 2021

**DECISION NOTICE  
ISSUE OF CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (EXISTING)**

Town and Country Planning Act 1990: section 191  
Town and Country Planning (Development Management Procedure) Order 2015: Article 35

The London Borough of Lambeth hereby certifies that on 4 November 2020 (the date of this application\*) the use/operations as described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged on the plan attached to this certificate **was/were** lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

The applicant has provided sufficiently clear and unambiguous evidence to demonstrate that, on the balance of probability, the use of the garage as a habitable room in breach of the condition of the 1987 planning permission has been exercised continually and without significant interruption for a period of at least 10 years prior to the application. Further, the installation of a window above the garage door and replacement of the front entrance door were completed at least four years prior to the application. As such, in accordance with Section 191(4) of the Town and Country Planning Act 1990 (as amended), the certificate of lawfulness (existing) can be issued.

Yours sincerely

A handwritten signature in black ink that reads "Rob Bristow".

**Rob Bristow**  
Assistant Director Planning, Transport & Development  
Growth, Planning and Employment Directorate

Date printed: 6th January 2021

**Lambeth Planning**  
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<b>First Schedule</b>	<p><b>Application for a Certificate of Lawful Development (Existing) with respect to the conversion of the existing garage into habitable space including insulation and boarding over on the garage door area, two forced air vents into the wall, double glazed window on top of the garage door, and a fully double-glazed entry door.</b></p> <p>With the above use/operations in accordance with the details in the following plans and documents:</p> <p><b>Affidavit (Mirron Istrate dated 27 October 2020);Application form dated 04.11.2020;OS Map; Block Plan; Drawing 'Ground floor' v2;Drawing 'Front elevation' v2;</b></p>
<b>Second Schedule</b>	

### **Informatives**

(\*You are advised that the date of this application is the date that a valid application was received by the London Borough of Lambeth)

### **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/operations specified in the First Schedule taking place on the land described in the Second Schedule was/were lawful on the specified date and, therefore, was not/were not liable to enforcement action under section 172 of the 1990 Act on that date.

This certificate applies only to the extent of the use/operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations which is/are materially different from that/those described or which relate/s to other land may render the owner or occupier liable to enforcement action.

## **Appeals**

If you are aggrieved by the decision of the Council to refuse, in whole or in part, an application for a certificate under section 191 or 192 of the Town and Country Planning Act 1990 (as amended), you may appeal to the Secretary of State under Section 195 of the Act.

Further information about submitting an appeal, including the time limits for doing so, is obtainable from the Planning Inspectorate, at the following address:

Planning Inspectorate  
Room 3/13  
Temple Quay House,  
2 The Square,  
Temple Quay,  
Bristol  
BS1 6PN.

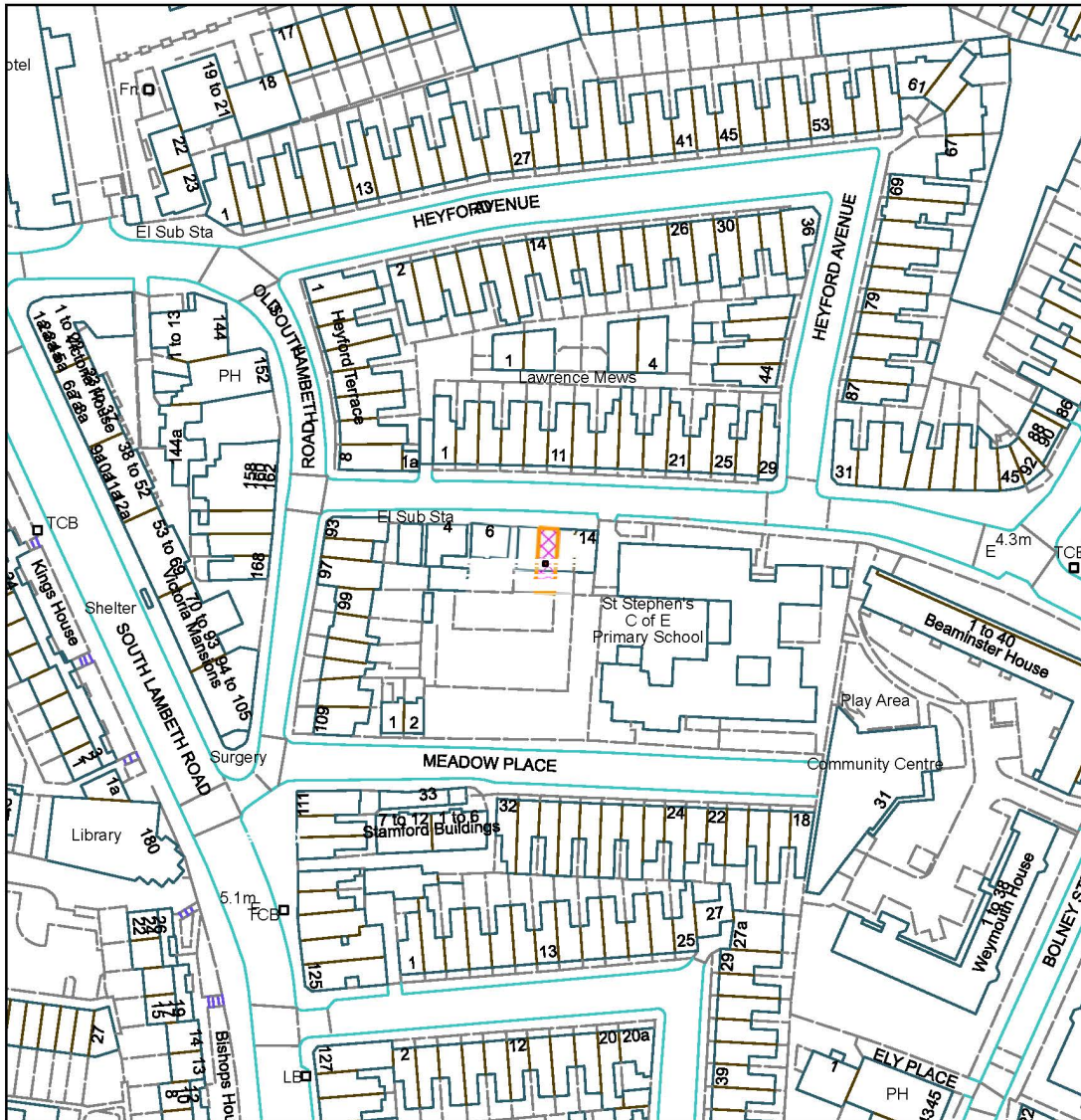
Telephone: 0303 444 5000

Website: [www.gov.uk/government/organisations/planning-inspectorate](http://www.gov.uk/government/organisations/planning-inspectorate)

# LAWFUL DEVELOPMENT CERTIFICATE SITE PLAN



Case Number:	20/03808/LDCE
Application Address:	



Scale: 0 12.5 25 50 Meters

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L.B. Lambeth LA 100019338