



Your ref: Rutland Gate
My ref: 19/08028/CLEUD

Please reply to:
Tel No:

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Development Planning
Westminster City Hall
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11 December 2019

Dear Sir/Madam

SCHEDULE 4

TOWN AND COUNTRY PLANNING ACT 1990: SECTIONS 191 (AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991)
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 2015
(as amended) SECTION 39

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

The Westminster City Council HEREBY CERTIFY that on 16.10.2019 the use or works described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged/hatched/coloured in red on the plan attached to this certificate was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended) for the reason(s) detailed on the following page:-

Application No: 19/08028/CLEUD

Application Date:

Date Received: 16.10.2019

Date Amended: 16.10.2019

Plan Nos: Location Plan; Cover letter dated 11 October 2019; DOC 1; DOC 2; DOC 3; DOC 4; DOC 5; DOC 6; DOC 7; DOC 8; DOC 9; DOC 10; DOC 11; DOC 12; DOC 13; DOC 14; DOC 15; DOC 16; Advice from Reuben Taylor Q.C dated 8 October 2019.

First Schedule: Use of property as a single family dwelling.

Second Schedule: 2 - 8 Rutland Gate, London, SW7 1AY,

Deirdra Armsby
Director of Place Shaping and Town Planning

Reason(s):

- 1 The City Council is satisfied that, on the balance of probability, the property has been in use as a single family dwelling for a continuous period of four years prior to the date of this application and is therefore lawful under Section 191(2) of the Town and Country Planning Act 1990 (as amended).

NOTES

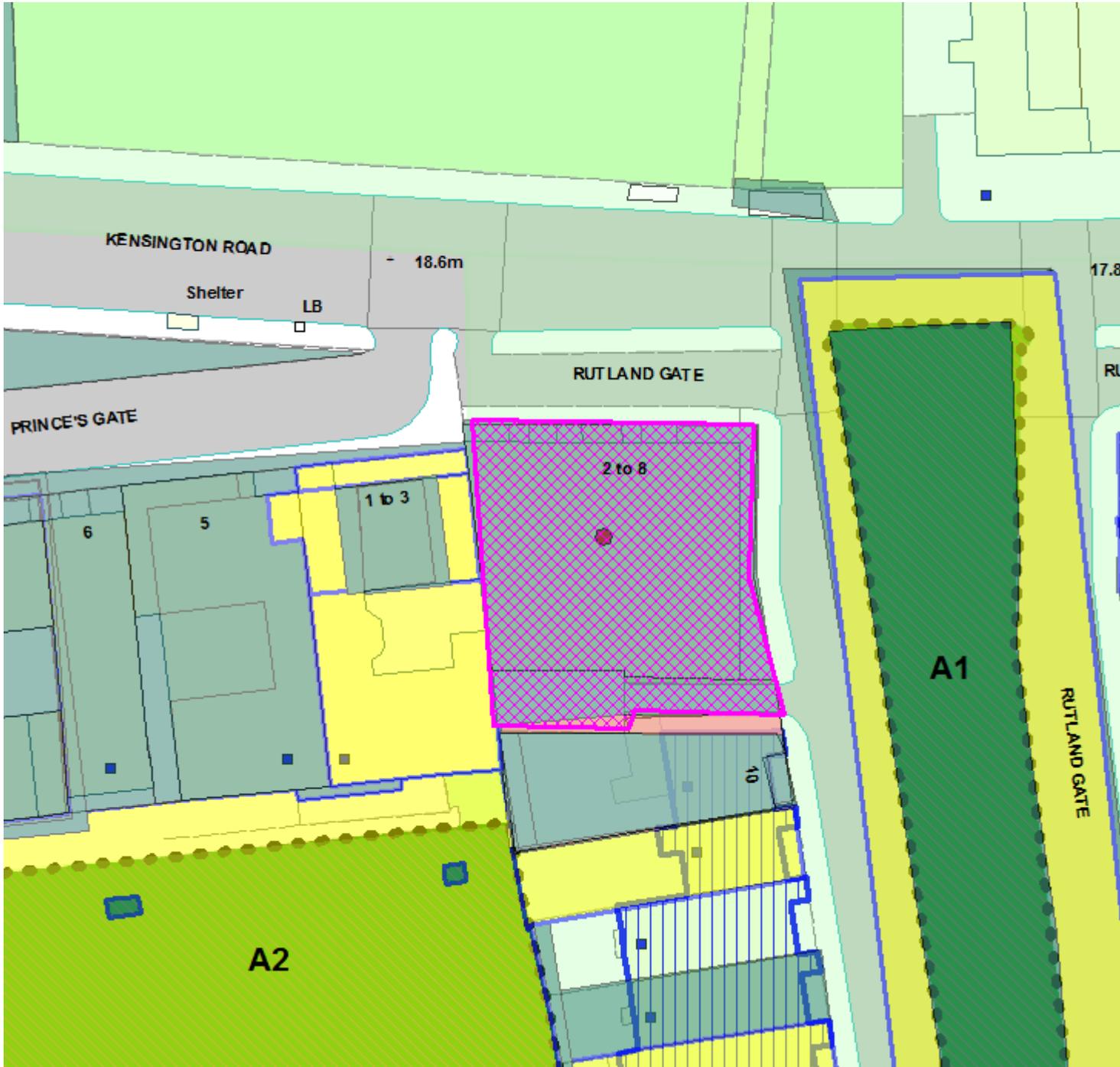
1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use or works specified in the First Schedule for the land described in the Second Schedule would have been lawful, on the specified date and, thus, would not have been liable for enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use or works described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use or works which is materially different from that described or which relates to other land may render the owner or occupier liable for 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.

Note:

- The Plain English Crystal Mark applies to those conditions, reasons and informatives in this letter which have an associated reference number with the prefix C, R, X or I.
- The terms 'you' and 'your' include anyone who owns or occupies the land or is involved with the development.
- The terms 'us' and 'we' refer to the Council as local planning authority.



Plan:

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