

Tel: 020 8921 5222



Mr John Asiamah  
Planners & Architects  
443 Streatham High Road  
London  
SW16 3PH

**Directorate of Place and  
Growth**  
The Woolwich Centre, 2nd Floor  
35 Wellington Street  
London, SE18 6HQ

**25/I 454/CE**

03 July 2025

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

Dear Mr John Asiamah,

**Town & Country Planning Act 1990 : Section 191  
(as amended by Section 10 of the Planning and Compensation Act 1991)  
Town & Country Planning (Development Management Procedure)(England) Order 2015**

**Site:** 50 MIRIAM ROAD, LONDON, SE18 1RE  
**Applicant:** Mr David Spriddell  
**Proposal:** Certificate of Lawfulness (Existing) is sought for Use of property as an HMO.  
**Drawings** Site Location Plan, 003, Supporting Statement, Statutory Declaration dated 29/04/2025 and Appendices

The Royal Borough of Greenwich hereby certify that on 06 May 2025 the **Operation** described in the proposal in respect of the land specified in the site and shaded on the plan attached to this certificate **would have been** lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s) attached.

Yours faithfully

A handwritten signature in black ink, appearing to read "V. Asiamah".

Assistant Director

**Notes**

*The Council in assessing the merits of this application have taken into consideration the provisions of the National*

*Planning Policy Framework*

*You are reminded that you may also require approval under the Building Regulations. Advice and application forms can be obtained from Building Control at this address, by telephone on 020 8921 5413 or by emailing [building.control@royalgreenwich.gov.uk](mailto:building.control@royalgreenwich.gov.uk)*

## Notes

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 **Operation** specified in the proposal taking place on the site described above **would have been** lawful, on the specified date and, thus, **would not have been** liable to enforcement action under section 172 of the Act on that date.
3. This certificate applies only to the extent of the **Operation** described in the proposed and to the site specified above and identified on the attached plan. Any **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 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 operation begun, in any of the matters relevant to determining lawfulness.

## **SCHEDULE OF REASONS**

Application Reference: 25/1454/CE

At: 50 MIRIAM ROAD, LONDON, SE18 1RE

### **Condition 1**

The submitted information provides sufficient evidence to demonstrate that, on the balance of probability, 50 MIRIAM ROAD has been used as a small HMO (use class C4) since prior to 26th September 2018 and therefore before the Article 4 Direction was implemented. As such, the works described in this application are considered to be lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended).

SITE PLAN Reference: 25/1454/CE - Location: 50 MIRIAM ROAD, LONDON, SE18 1RE

