

Application ref: 2023/0041/P
Contact: Fast Track TY
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Date: 8 May 2023

Development Management
Regeneration and Planning
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DWD Property & Planning
6 New Bridge Street
London
EC4V 6AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Proposed) Granted

The Council hereby certifies that the development described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Use of basement and ground floors as offices (Class E).

Drawing Nos: SLP01; T17108 - 1108 rev E; Covering Letter from DWD Property & Planning dated 05/01/2023; Acoustic Assessment from KP Acoustics Ltd. (ref. 15874.PPCR.01) dated 03/05/2017; Acoustic Assessment from KP Acoustics Ltd. (ref. 15874.ADR.02) dated 11/08/2017; Final Certificate (NHBC Building Control Service Ltd.) ref. 01585/2017/HO dated 10/08/2018.

Second Schedule:

Unit 1
Chichester Rents
London
WC2A 1EG

Reason for the Decision:


- 1 The use of the basement and ground floors as offices is not considered to fall within the meaning of "development" requiring planning permission as defined by Section 55 of the Town and Country Planning Act 1990.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a faint, light blue rectangular background.

Daniel Pope
Chief Planning Officer

Notes

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. This Certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
3. 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.