

Application ref: 2023/3709/P
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Date: 11 October 2023

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Knight Frank
55 Baker Street
London
W1U8AN
UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 03 October 2023 the use described in the First Schedule below in respect of the land specified in the Second Schedule below, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Commencement of development in accordance with condition 1 of planning permission reference 2018/3647/P dated 28 August 2020, as amended by 2020/5647/P dated 19 January 2022 for variation of conditions 2 (approved plans), 5 (waste storage), 9 (SUDs), 14 (green roofs and living walls), 24 (bird and bat boxes) and removal of conditions 11 (CHP), 12 (CHP stack) and 16 (greywater recycling) of planning permission 2018/3647/P dated 28/08/2020 (Demolition of existing office buildings (B1) and erection of 5 storey (plus two storey basement) building comprising mixed office (B1) and hotel (C1) use).

Drawing Nos: Planning Statement dated 30 August 2023 ref: 1079870 prepared by Knight Frank LLP; All consented drawings (existing and proposed); Discharge notices of s106 obligations and discharge of planning conditions; Community Infrastructure Levy (CIL) Notices; Building Contract between Camden Lifestyle (UK) Ltd and Wring Group Limited dated 18 October 2021; Project Progress Report prepared by Wring Group Ltd, dated 10 May 2022, 28 June 2022, and 25 January 2023; Photos of the Site prior to works commencing; and Photos of the Site following demolition.

Second Schedule:

7A,B,C Bayham Street
London

NW1 0EY

Reason for the Decision:

- 1 It is considered that the works completed on site constitute development and were begun within three years of the date of the planning permission reference 2018/3647/P dated 28 August 2020, as amended by 2020/5647/P dated 19 January 2022, and therefore are lawful.

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



Daniel Pope
Chief Planning Officer

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*/matter* specified in the First Schedule taking place on the land described in the Second Schedule was*/would have been* lawful on the specified date and thus, was not*/would not have been* liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the use*/operations*/matter* described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use*/operations*/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.

