

Application ref: 2023/4329/P
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Date: 14 December 2023

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DP9 Limited
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 29 November 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:

Confirmation of the lawful implementation of planning permission 2018/3876/P dated 28/02/2020 (Alterations and extensions to the existing building comprising multiple extensions ranging from 2 to 7 storeys and roof extension, all in association with the creation of 18 additional bedrooms to the existing hotel).

Drawing Nos:

Cover letter including 'Appendix 1: Implementation Works Photographs' and 'Appendix 2: London Building Control Confirmation of Inspection' (prepared by DP9, dated 04/10/2023); A-000-001_P0; A-025-000_P0; Letter from DP9 to LB Camden concerning 2018/3876/P (prepared by DP9, dated 01/02/2023); Condition 5 Discharge (2023/0316/P) - Decision Notice and Documents; Condition 9 Discharge (2023/0318/P) - Decision Notice and Documents; Condition 10 Discharge (2023/0493/P) - Decision Notice and Documents.

Second Schedule:

Mercure Hotel
130-134 Southampton Row
London
WC1B 5AF

Reason for the Decision:

- 1 The works carried out on site constitute a material operation for commencement and constitute implementation of the development permitted by planning permission 2018/3876/P. The works are lawful and so the permission remains extant.

Informative(s):

- 1 The applicant is reminded that, whilst this decision notice confirms that the extant permission 2018/3876/P was implemented lawfully, the obligations set out in the legal agreement attached to the approval of 2018/3876/P are still outstanding.

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.