

Application ref: 2023/1167/L
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Gerald Eve LLP
1 Fitzroy Place
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness of Proposed Works to a Listed Building Granted

The Council hereby certifies that on the 20 March 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 26H and 26I of the Town and Country Planning Act 1990 as amended.

First Schedule:

Infill of existing atria to provide additional office space.

Drawing Nos: WHS-ORM-2W-ZZ-DR-A-41001, WHS-ORM-2W-00-DR-A-41010, WHS-ORM-2W-00-DR-A-41020, WHS-ORM-2W-01-DR-A-41011, WHS-ORM-2W-01-DR-A-41021, WHS-ORM-2W-02-DR-A-41012, WHS-ORM-2W-02-DR-A-41022, WHS-ORM-2W-03-DR-A-41013, WHS-ORM-2W-03-DR-A-41023, WHS-ORM-2W-04-DR-A-41014, WHS-ORM-2W-04-DR-A-41024, WHS-ORM-2W-05-DR-A-41015, WHS-ORM-2W-05-DR-A-41025, WHS-ORM-2W-LG-DR-A-41019, WHS-ORM-2W-LG-DR-A-41098 (all Rev. C01), WHS-ORM-2W-ZZ-SH-A-41000 (Rev. C02).

Second Schedule:

2 Waterhouse Square
140 Holborn
London
EC1N 2ST

Reason for the Decision:

The proposed development is considered to satisfy all criteria as set out under Part II Section 26H and 26I of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), and as such, would be permitted development

and 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.