

Application ref: 2023/3207/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Email: David.PeresDaCosta@camden.gov.uk
Date: 26 February 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

DP9
c/o Agent
London
SW1Y 5NQ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 24 August 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:

Use of the property for educational purposes (Use Class F1).

Drawing Nos:

Covering letter prepared by DP9 dated 03 August 2023 (including Representation (with appendices) submitted by DP9 dated 30 November 2022; Letter issued by University of London dated 29 November 2022; Letter prepared by Gerald Eve dated 24 November 2022; Letter prepared by Avison Young dated 18 November 2022; Report prepared by Savills dated November 2022; Letter prepared by Wedlake Bell dated 30 November 2022; Planning Contravention Notice (PCN), issued by the Council dated 21 February 2023; PCN Response and appendices prepared by Pinsent Masons dated 13 March 2013 (including 40193-001-STU-: FPB; FP1 (lower ground); FPG; FP1 (first floor); FP2; FP2M; FP3; FP4; Letter from ULU dated 3 July 2013; University Of London Union invoice dated 03 Mar 14; University Of London Invoice dated 26/11/2015; University Of London Quote ref: 118963 dated 8 Feb 2017; University Of London UCL Estates Quote ref: 119295 dated 17 Feb 2017; University Of London Quote ref: 142719 dated 12 Nov 2018; University Of London UCL Estates Booking Contract ref: 142904 dated 19 Nov 2018; UoL internal record of teaching (educational) events (2017 to 2020). Lease between UoL and UCL for rooms on fourth floor of Student Central Building dated 19 December 2014; Lease between UoL and UCL for rooms on fourth floor of Student Central Building dated 17 September 2015; Tenancy at Will between UoL and UCL of property on level 2, level 2 mezzanine and level 3 of Student Central dated 13

November 2017; Lease between UoL and Birkbeck for part of the ground floor of Student Central dated 30 April 2018; Lease between UoL and UCL of level 2, level 2 mezzanine and level 3 of Student Central dated 28 November 2018; Lease between UoL and UCL for level 2, level 2 mezzanine and level 3 of Student Central dated 10 September 2019; Lease between UoL and Birkbeck for part of the ground floor of Student Central dated 25 February 2020; Note in Support of CLEUD Application prepared by Pinsent Masons LLP dated 03 August 2023; Letter issued by the Council to DP9 dated 31 May 2023); Statutory Declaration of Stephen Harwood dated 6/11/2023; Response prepared by DWD dated 25/9/23 including appendices ('Students' Union UCL v LB Camden and Others' Judicial Review Core Bundle (CB) dated June 2023 including Witness statement of John Dubber; Witness statement of David McBay; Various printouts from Student Central website; Student Central Usage data (FOIA); 'Planning Due Diligence Report', prepared by DWD dated 17/08/22; 'Additional Information Planning Note', prepared by DWD, dated 14th April 2023; Appeal Decision Ref: APP/X5990/A/01/1059794 104-108 Bolsover Street dated 27 July 2001; Decision on the Application for Permission to Apply for Judicial Review (CPR 54.11, 54.12) dated 29 November 2023

Second Schedule:

**University Of London Union Building
Malet Street
London
Camden
WC1E 7HY**

Reason for the Decision:

- 1 The use began more than ten years before the date of this application.

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.