

Application ref: 2024/2206/P
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Date: 19 July 2024

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DP9 Ltd
100 Pall Mall
London
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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 first to eighth floors for life science and innovation uses within use class E(g)(ii).
Drawing Nos: 1 Triton Square Building Handover prepared by British Land dated 1st March 2018; Project Mint Weekly Newsflash, prepared by M3 Consulting dated 02/03/18; Guardian Water Disinfection Certificate dated 27th February 2018; Lift Isolations, prepared by Jackson group dated 2 March 2018; Optimum Gas Isolation job sheet dated 28/02/18; Optimum Gas Testing and Purging declarations dated 28/02/18; UKPN Disconnections Certs dated 13.1.18 and 1.3.18; Triton Square Isolation Photos dated 1st March 2018; Legal Note, prepared by Herbert Smith Freehills dated 23 April 2024; Statutory Declaration by Timothy Downes (Development Director British Land) dated 23rd April 2024 and amended 17th July 2024; Cover letter prepared by DP9 dated 30 May 2024

Second Schedule:

1 Triton Square
London
NW1 3AN

Reason for the Decision:

- 1 The use of the first to eighth floors for life science and innovation uses within use class E(g)(ii) does not 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



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. 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.