

Application ref: 2024/2989/P
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Date: 11 September 2024

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Stanway Little Associates
The Studios
7 Oakbrook
8 Court Downs Road
Beckenham
BR3 6LR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 24 July 2024 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 works in accordance with standard condition 1 (within five years from date of planning permission 9300386 and listed building consent 9370060 dated 07/07/1993), as extended under Section 93A of the Town and Country Planning Act 1990, for the "redevelopment at the rear and fronting Herbrand Street to provide two new 5-storey rear additions and one 4-storey plus mansard addition with a new ground floor entrance on Herbrand Street" and for the "demolition of 3 existing 4-storey rear additions and the erection of 2 new 5-storey rear additions and one 4-storey plus mansard rear addition fronting Herbrand Street with a new ground floor entrance and various internal alterations including the installation of a lift in the rear room to No.61 Guilford Street".

Drawing Nos: Site Location Plan; Statement of Case from Stanway Little Associates dated 18th July 2024 (x 6 pages); Covering Letter from Stanway Little Associates dated 18th July 2024 (x 3 pages); Statutory Declaration dated 4th July 2024 of David William Whitehead, original architect for the Celtic Hotel confirming that work to carry out Phase 1 of the works (construction of substantial foundations including underpinning) was started on site on 24th June 1998 (x 3 pages); Appendix 1 (Approved Drawings) (x 17 pages); List of Exhibits (A) dated 18th July 2024 (x 30 pages); List of Exhibits (B) dated 18th July 2024 (x 31 pages).

Second Schedule:

Celtic Hotel

61 - 63 Guilford Street

London

WC1N 1DD

Reason for the Decision:

- 1 The evidence submitted confirms that, the works commenced in accordance with standard conditions 1 (within five years from date of planning permission 9300386 and listed building consent 9370060 dated 07/07/1993), as extended under Section 93A of the Town and Country Planning Act 1990, for the "redevelopment at the rear and fronting Herbrand Street to provide two new 5-storey rear additions and one 4-storey plus mansard addition with a new ground floor entrance on Herbrand Street" and for the "demolition of 3 existing 4-storey rear additions and the erection of 2 new 5-storey rear additions and one 4-storey plus mansard rear addition fronting Herbrand Street with a new ground floor entrance and various internal alterations including the installation of a lift in the rear room to No.61 Guilford Street".

Informative(s):

- 1 You are advised that conditions 5 and 6 relating to listed building consent (9370060 granted 07/07/1993) are outstanding and require details to be formally submitted and approved in writing.

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 operations specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. 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.