

Application ref: 2024/5698/P  
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Date: 13 February 2025

**Development Management**  
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Gerald Eve  
One Fitzroy 6 Mortimer Street  
London  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

### **Certificate of Lawfulness (Existing) Granted**

The Council hereby certifies that on the 08 January 2025 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 building as a mixed institution use (Sui Generis).

Drawing Nos:

Cover Letter; 267-E1000 Rev 1; Statutory Declaration (prepared by Trade Union Congress employee, dated 18/12/2024); TUC Enclosure 1: Extracts taken from Congress House Conference Centre Website (dated December 2024); TUC Enclosure 2: TUC Congress House Interior Photographs (dated November 2024).

Second Schedule:

**Congress House**  
**23-28 Great Russell Street**  
**London**  
**WC1B 3LS**

Reason for the Decision:

- 1 The use of the building as a mixed institutional use (Sui Generis) began, on the balance of probability, 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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.