

Mr Andreas Jordan  
201 King's Cross Road  
London  
WC1X 9DB

Application Ref: **2013/7745/P**  
Please ask for: **Carlos Martin**  
Telephone: 020 7974 **2717**

5 December 2013

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990, Section 191 and 192  
Town and Country Planning (Development Management Procedure) Order 2010

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

The Council hereby certifies that on the 05 December 2013 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 basement and ground floors as cafe/restaurant (Class A3).

Drawing Nos: Site location plan; 1 unnumbered floorplan; set of invoices from various dates; statutory declaration dated 27/11/2013; statement titled Coffee Uni-n; 1 menu example.

Second Schedule:

**201 King's Cross Road**  
**London**  
**WC1X 9DB**

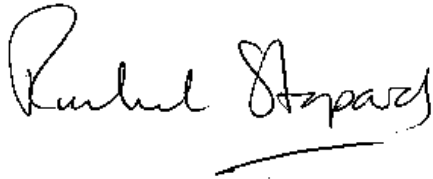
Reason for the Decision:

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



Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard  
Director of Culture & Environment

#### 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.

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