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Application Ref: **2012/6252/P**  
Please ask for: **Hilary Cuddy**  
Telephone: 020 7974 2125

16 January 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 23 November 2012 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:** To establish that commencement of material operations has begun on site pursuant to planning permission dated 28/01/2005 (ref: PEX0300061) for partial demolition of existing buildings and erection of a basement plus three/five storey mixed use development comprising flexible uses of retail (Class A1), restaurant (A3), office (B1) and Leisure & Entertainment (D2) at basement, ground and part first floor levels and 12 residential flats (2 x 1 bed, 8 x 2-bed, 1 x 3-bed and 1 x 4-bed) at part first, second, third and fourth floors behind retained facades of existing warehouse building.

**Drawing Nos:** Site location plan, Letter from LB Camden dated 22/12/09, Service Management and Access Plan dated 21/01/10, Letter from planning consultant dated 26/10/09

**Second Schedule:**  
**5-7 Buck Street**  
**London**  
**NW1 8NJ**



Reason for the Decision:

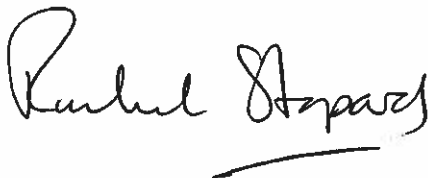
- 1 The evidence provided confirms that the works carried out in association with the implementation of planning permission dated 28/01/2005 (ref: PEX0300061) for partial demolition of existing buildings and erection of a basement plus three/five storey mixed use development comprising flexible uses of retail (Class A1), restaurant (A3), office (B1) and Leisure & Entertainment (D2) at basement, ground and part first floor levels and 12 residential flats (2 x 1 bed, 8 x 2-bed, 1 x 3-bed and 1 x 4-bed) at part first, second, third and fourth floors behind retained facades of existing warehouse building commenced prior to the expiration of the relevant permission.

Informative(s):

- 1 You are reminded that conditions of planning permission granted on 28/01/2005 (ref: PEX0300061) are outstanding and require details to be submitted and approved.

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 operations specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus, 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 operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations 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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