

RECEIVED 29 JAN 2008



Camden

Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1680
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

White Young Green	Planning Manchester	File Ref	A034237			
RECEIVED	25-01-08					
AGT	PS					
INFO						
INIT						

White Young Green Planning
Regatta House
Clippers Quay
Salford Quays
MANCHESTER
M50 3XP

Application Ref: **2007/5199/P**
Please ask for: **Stuart Minty**
Telephone: 020 7974 2660

22 January 2008

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990, Section 191 and 192 (as amended by Section 10 of the Planning and Compensation Act 1991)
Town and Country Planning (General Development Procedure) Order 1995

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:

Various alterations at basement level, ground floor including office entrance, internal reconfiguration of residential flats and external amenity space, and alterations to roof-lights to planning permission granted on appeal (APP/X5210/A/04/1155950) dated 13th June 2005 (Redevelopment of the site from a vacant warehouse building (Use Class B8) to provide a mixed use scheme comprising ground floor office (Use Class B1), 9 self-contained residential units (6 x 1 bed and 3 x 3 bcd) on upper floor levels with basement car parking, car lift and plant].

Drawing Nos: Site Location Plan (GIR/LOC/01/A rev A); 0107/GEN/01 rev A; 02 rev A; 03 rev A; 04 rev A; 05 rev A; Covering Letter (Ref: A034237).

Second Schedule:

155 Grays Inn Road
London
WC1X 8UE

Reason for the Decision:

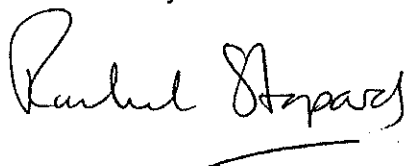


INVESTOR IN PEOPLE

- 1 The works are not considered to fall within the "meaning of development" requiring planning permission as defined by the Town and Country Planning Act 1990.

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.

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

Refusal of Planning Permission or Grant of Permission Subject To Conditions and Other Information

The Applicant's right to appeal and other information

1. Appeals to the Secretary of State

If you are unhappy about the Councils' decision to refuse planning permission or to grant permission subject to conditions, you may appeal to the Secretary of State for the Environment under Section 78 of The Town and Country Planning Act 1990.

If you wish to appeal against the Councils decision you must do so using a form which is only available from The Planning Inspectorate, Room 325, Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – see www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the Internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

You must submit your appeal within 6 months of the date of this decision.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not usually use this power unless there are special circumstances, which excuse any delay in giving notice of appeal.

2. Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor can they render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.

3. Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by The Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 108 and related provisions of the Town and Country Planning Act 1990.

4. Further Information

This permission is given subject to the time limit conditions imposed by the Town and Country Planning Act 1990 and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council hereunder.

Your attention is drawn to the London Building Acts 1930-39 (as amended), and the Building Regulations 1985 which must be complied with to the satisfaction of the Councils' Building Control Section, 6th Floor, Camden Town Hall, Argyle Street, London WC1H8ND (tel: 020 7974 6941). I would also remind you that the Councils' permission does not modify or affect any personal or restrictive covenants, easements etc. applying to, or affecting, either this land or the rights of any persons (including the London Borough of Camden) entitled to the benefits thereof or holding an interest in the property concerned in this development or in any adjoining property.

Applicants are advised to consult Streets Management Engineering Group, 4th Floor, Camden Town Hall, Argyle Street, London WC1H 8ND regarding any works proposed to above, or under any carriageway, footway or forecourt.

A PLANNING PERMISSION DOES NOT CONSTITUTE A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT.