

Mr Daniel Pope
Matchless Prints Limited
36 Lamb's Conduit Street
London
United Kingdom
WC1N 3LJ

Application Ref: **2009/4688/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

15 December 2009

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 (Existing) Granted

The Council hereby certifies that on the 20 October 2009 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:

Existing use of lower ground floor and ground floor as a mixed use comprising a Class B1 business unit at front part of both floors and a Class C3 non-selfcontained residential unit at rear part of both floors.

Drawing Nos: Site Location Plan; LSC GA 001 A; Affidavit of Jennifer Elisabeth Fanshawe dated 24/09/09; Statutory Declaration of Peter David Morgan dated 25/09/09; Business Rates bills 1998-2009/2010; Council Tax bills for ground floor flat rear 2001 - 2009/2010; Letter from Bellevue Mortlakes Chartered Surveyors dated 24/11/2005; notes on B1 and residential by Laura Pope.

Second Schedule:

**36 Lamb's Conduit Street
London
United Kingdom
WC1N 3LJ**



Reason for the Decision:

- 1 The part use as a Class B1 business unit began more than ten years before the date of this application.
- 2 The part use as a Class C3 dwelling began more than four years before the date of this application.

Informative(s):

- 1 You are reminded that this certificate relate only to the use of the ground floor and lower ground floor of the building and does not relates to any physical alterations that may have been made to facilitate this use. The property is grade II listed and therefore any internal alterations carried out in connection with the part B1 business, part residential use would have required listed building consent.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613