

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AYApplication Ref: **2012/5872/P**
Please ask for: **Conor McDonagh**
Telephone: 020 7974 2566

21 December 2012

Dear Sir/Madam

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

Use of 810sqm area of Building B1, King's Cross Central, as a public cycle storage facility (including cycle storage area, workshop and ancillary staff/storage area and approximately 305sqm retail shop area) (sui generis)

Drawing Nos: Wuk_1440_PL_51LG50; 51SP50 & 51SP50 Rev A.

Second Schedule:

**Lower Ground Floor Unit
Building B1
Kings Cross Central
London**

Reason for the Decision:

- 1 The inclusion of a retail and workshop facility is ancillary to the primary use of the space as a public cycle storage facility and is collectively classed as a sui generis use.

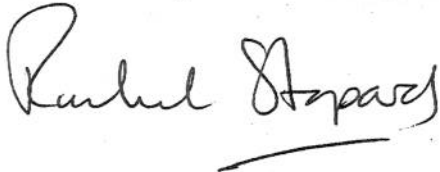


Informative(s):

- 1 You are reminded that reducing the cycle storage element of this sui generis use, or increasing the retail or workshop elements any further, would constitute a material change of use for which a planning permission would be required.
- 2 You are reminded that the sui generis facility is separate and independent to the 1,000sqm of flexible retail/financial/café/drinking establishment/take away uses (Class A1/A2/A3/A4/A5) at part lower ground and upper ground levels authorised by the Reserved Matters approval for B1 (ref: 2011/4713/P).

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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