

Mr Yiannakis Christodoulou  
44 Star Street  
London W2 1QA  
United Kingdom

Application Ref: **2014/5448/P**  
Please ask for: **Katrine Dean**  
Telephone: 020 7974 **3844**

6 November 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 09 September 2014 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 part of ground floor retail unit as a self-contained dwelling  
Drawing Nos: Location plan - L100

Second Schedule:

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

Reason for the Decision:

1. Use of the premises as a residential unit began more than four years before the date of this application.

Yours faithfully



Ed Watson



## 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 specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus, was not 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 described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use 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.