

CGMS
7th Floor
140 London Wall
London EC2Y 5DNApplication Ref: **2014/6879/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

17 November 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 13 November 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:

Established use of the 43, 44 and 45 Bedford Square and 15, 17 and 19 Bedford Avenue as Law Court (Class D1).

Drawing Nos: JF/14265, Site location plan (Appendix 2), lease between Midland Bank Trust Limited and The Secretary of State For The Environment Dated 1990 (Appendix 3), Basement, Ground Floor, First Floor, Second and Third Floor Plans (Appendix 4), Note of meeting with the Building Manager (Appendix 5), Note of Open House Dated April 1993 (Appendix 6), Lease from Abbey Life between Midland Bank and The Secretary of State dated 1994 (Appendix 7), Basement, Ground Floor, First Floor, Second and Third Floor Plans dated August 1994 and signed lease between Midland Bank and The secretary of State For The Environment Dated November 1996 (Appendix 8). Biennial Conservation Report published 2006, detailing the government's historic estate 2003-2005 (Appendix 9), Biennial Conservation Report published 2006, detailing the government's historic estate 2005-2007 (Appendix 10), An Article from WireGov, used as evidences the court use of the building in November 2001, (appendix 11), Biennial Conservation Report published 2006, detailing the government's historic estate 2003-2005 (Appendix 12), Upper Tribunal (Financial Services) Forthcoming Hearings and Register 2006-2014 (Appendix 13), Upper



Tribunal (Financial Services) Forthcoming Hearings and Register 2009-2010 (Appendix 14), Upper Tribunal (Financial Services) Forthcoming Hearings and Register 2009-2014 (Appendix 15).

Second Schedule:

43

44

45 Bedford Square

and 15

17 and 19 Bedford Avenue

London

WC1B 3DN

Reason for the Decision:

- 1 The use of the premises as a Law Court (Class D1) began more than ten years before the date of this application.

Informative(s):

1

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

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 would have been 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 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.