

AECOM
MidCity Place
71 High Holborn
London
WC1V 6QSApplication Ref: **2014/5316/P**
Please ask for: **Sam Watts**
Telephone: 020 7974 **6552**

20 November 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 05 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 the London Bioscience Innovation Centre as ancillary B1(b) office and laboratory space to the Class D1(c) use of the Royal Veterinary College.

Drawing Nos: Block plan, site location plan, C-002, C-012, C-013, C-014, C-015, C-016, Business rates from 2004 - 2014, Service agreement from 16/06/2004, Newsletter from 2002, Leaflet from 2002, Newsletter from 2010, 3 x brochure insets, Client list from 2008.

Second Schedule:

**2 The London
Bioscience Innovation Centre
Royal College Street
London
NW1 0NH**

Reason for the Decision:



- 1 The use began more than ten years before the date of this application.

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*/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.