

Mrs Alex Ground
Russell Cooke LLP
2 Putney Hill
London
SW15 6AB

Application Ref: **2014/7508/P**
Please ask for: **Yuyao Gong**
Telephone: 020 7974 **3829**

9 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

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 sections 26H and 26I of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

First Schedule:

Addition of a freestanding cupboard in the reception room of a Grade II listed building
Drawing Nos: SITE LOCATION PLAN, Existing Photos, 2759/SK/14 REV.B, 2759/SK/18 REV.B

Second Schedule:

8 Bedford Row
London
WC1R 4BX

Reason for the Decision:

- 1 The proposed work is permitted under the Planning (Listed Buildings and Conservation Areas) Act 1990: sections 26H and 26I, as inserted by section 61 of the Enterprise and Regulatory Reform Act 2013 and the Planning (Listed Buildings) (Certificates of Lawfulness of Proposed Works) Regulations 2014

Informative(s):



1 Reason to grant a Certificate of Lawfulness

It has been established that the proposed addition of a freestanding cupboard in the reception room of the Grade II listed building at 8 Bedford Row would be lawful as the proposed cupboard would not be attached to the walls of the listed building thus it would not affect the character of the listed building as a building of special architectural or historic interest and therefore, would not require listed building consent.

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 192 of the Town and Country Planning Act 1990 (as amended).
2. This Certificate applies only to the extent of the operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operation which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
3. 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.