

MSMR Architects
The Old School
Exton Street
London
SW1 8UE

Application Ref: **2015/1597/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

7 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 30 March 2015 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:

Commencement of works in accordance with condition 1 (within three years from date of permission) of planning permission 2012/1176/P granted 03/05/2012 for the change of use of ancillary plant room in office to residential to create 1x1 bed self-contained flat at roof level, with associated single storey extension at roof level, provision of external terrace, reconfiguration of existing external staircase and associated works.

Drawing Nos: Site Location Plan (Ref. 14072-001); 11023-050; 11023-150; 14072-109; 14072-409; 11023-051; 11023-151; 14072-110; 14072-410; 11023-052; 11023-152; 14072-111; 14072-411; 11023-040; 11023-140; 14072-140; 14072-440; 11023-041; 11023-141; 14072-141; 14072-441

Second Schedule:

20 Lincoln's Inn Fields
London
WC2A 3ED



Reason for the Decision:

- 1 The evidence provided confirms that the works carried out in association with the implementation of planning permission 2012/1176/P dated 03/05/2012 - for the change of use of ancillary plant room to office building (Class B1) to residential (Class C3) to create 1x1 bed self-contained flat at roof level, with associated single storey extension at roof level, provision of external terrace, reconfiguration of existing external staircase and associated work - commenced prior to the expiration of the permission.

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.