

WASHBOURNE FIELD PLANNING
STUDIO 11
6-8 COLE STREET
LONDON
SE1 4YHApplication Ref: **2014/7777/P**
Please ask for: **Neil Luxton**
Telephone: 020 7974 **6552**

14 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 12 January 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: Use of ground floor as restaurant/cafe (Use Class A3).

Drawing Nos: Appendices A to O (inclusive); Planning Statement dated Dec 2014;
Covering Letter dated 17.12.14; Internal & External Aerial Photos; Further Evidence
Submission covering statement dated March 2015.

Second Schedule:

**32 Tottenham Street
London
W1T 4RL**

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 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.