

ENVIRONMENT DEPARTMENT

Planning, Transport and Health Service

Head of Planning, Transport and Health Service . Richard Rawes BA Hons . MICE C.Eng Dip TE

Tel 071 - 278 4444
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Bibendum Wine Ltd
113 Regents Park Road
London,
NW1 8UR

Your ref:
Our ref: PL/9400518/R1
Case file: H9/14/B
Tel Eng: Ms A Lester
Ext: 5562

Date: 7 JUN 1994

Dear Sir/ Madam,

Town and Country Planning Act 1990, Section 191 and 192
(as amended by Section 10 of the Planning and Compensation Act
1991)

Town and Country Planning General Development Order 1988 (as
amended)

GRANT OF CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Re: 113 Regents Park Road, NW1

I refer to your application dated 11th April 1994 requesting a
CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE/ ~~OPERATION/ ACTIVITY~~
~~IN BREACH OF A PLANNING CONDITION~~, and would inform you that the
Certificate has been GRANTED and is set out below.

CERTIFICATE

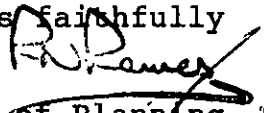
The London Borough of Camden hereby certify that on 26th April
1994 the use/ ~~operations/ matter~~ described in the First Schedule
below in respect of the land specified in the Second Schedule
below, was/ ~~would have been~~ lawful within the meaning of Section
191 of the Town and Country Planning Act 1990 (as amended), for
the following reason:

That the use began more than 10 years before the date of the
application

First Schedule: Use of the ground floor for retail purposes and
the first floor as an office.

Second Schedule: 113 Regents Park Road, NW1

Yours faithfully


Head of Planning, Transport and Health Service
(Duly authorised by the Council to sign this document)

ag/docs/lawpropose

Notes

1. This Certificate is issued solely for the purpose of Section 191*/192* 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.

doreen/lawfulness

ORIG

LONDON BOROUGH OF CAMDEN
PLANNING TRANSPORT & HEALTH SERVICE

Camden Town Hall
Argyle Street
Entrance
Euston Road
London WC1E 8EQ

I am applying for <u>A CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR OPERATION OR ACTIVITY IN BREACH OF A PLANNING CONDITION.</u> SIGNED <u>Thyward Lonsdale</u> Applicant/Agent (please delete) DATED <u>11/4/94</u> I enclose the application fee of £ <u>140.00</u> By cheque/P.O. No. _____	FOR FINANCE SECTION USE: Receipt No. <u>P0024893</u> Date <u>15/4/94</u> Payee <u>Bibendum Wine Ltd</u> Area: S NW NE Cheque/PO £ <u>140.00</u>
	FOR OFFICE USE: Case File _____ Reg.No. <u>9400518</u> Date Rec'd _____

Town and Country Planning Act 1990: Section 191, as amended by
Section 10 of the Planning and Compensation Act 1991
Town and Country Planning (General Development Order) 1992

**APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE
OR OPERATION OR ACTIVITY IN BREACH OF A PLANNING CONDITION**

1. Applicant Name <u>BIBENDUM WINE LIMITED</u> Address <u>113 REGENTS PARK ROAD</u> <u>LONDON</u> Post Code: <u>NW1 8UR</u> Tel. No: <u>071- 722 5577</u>	Agent (if any) to whom correspondence will be sent Name: _____ Address: _____ Post Code: _____ Tel. No: _____ Ref: _____
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2. Address or exact location of the land to which this application relates: (if application relates to part of building/land please specify)
113 REGENTS PARK ROAD, LONDON NW1 8UR.

Enclose a copy of an P S Plan showing the boundary of the land referred in recd.

3. This application is for: (tick whichever is applicable)

An existing use;
 An existing-operation;
 An existing use, operation or activity in breach of a condition;

LONDON BOROUGH OF CAMDEN
 ENVIRONMENT DEPT.
 PLANNING, TRANSPORT & EMPLOYMENT
 18 APR 1994
 RECEIVED

being a use, operation or activity subsisting on the date of this application.

4. Describe the existing use, operation or activity for which application is made. If there is more than one subsisting at the date of this application, describe fully each of them and, where appropriate, show to which part of the land each use, operation or activity relates.

RETAILING

5. -----
When was the use or activity begun, or the operation substantially completed?

August 1982 - Retailing in present form began.

6. -----
Under what grounds is the certificate sought?
(Delete those which are not applicable)

(1) The use began more than ten years before the date of this application; or

(2) The use, operation or activity in breach of condition began more than ten years before the date of this application; or

(3) The use began within the last ten years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last ten years; or

(4) The operations were substantially completed more than four years before the date of this application; or

(5) The use as a single dwelling house began more than four years before the date of this application.

(6) Other - specify (this might include claims that the change of use or operation was not development, or that it benefitted from planning permission granted under the Act or by the General Development Order).

7. -----
If the certificate is sought for a use, operation or activity in breach of a condition or limitation, specify the condition or limitation which has not been complied with, and attach a copy of the relevant planning permission.

Give any additional information you consider necessary to substantiate your claim.

Please see covering letter.

(Continue on a separate sheet if necessary)

9. List here all the documents, drawings or plans which accompany this application.

O.S. plan

- 10. (1) Nature of applicant's interest in the land, e.g. owner, lessee, occupier. **FREEMAN'S INTEREST**
- (2) If you do not have an interest:-
 - (a) give name(s) and address(es) of anyone you know who has interest in the land;
 - (b) state the nature of their interest (if known);
 - (c) state whether they have been informed about this application **YES/NO**

I/we hereby apply for a lawful use or development certificate under Section 191 of the 1990 Act in respect of the existing use, operations or activity described in this application and the documents, drawings and plans which accompany it.

Signed: Michael Linsden Date: 11/4/94

On behalf of _____ (insert name of applicant if signed by an agent)

WARNING: The amended Section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive Section 193(7) enables the Council to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

