

Savills (UK) Limited
33 Margaret Street
London
W1G 0JD
United Kingdom

Application Ref: **2015/0882/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

9 June 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 Section 192 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Use of part of ground floor as pet grooming facility ancillary to the A1 retail use at ground and basement level.

Drawing Nos: 01.1 Rev D and 02.1 Rev C

Second Schedule:

57 South End Road
London
NW3 2QB

Reason for the Decision:

- 1 The inclusion of a dog grooming is ancillary to the primary use of the space as a retail store and is collectively classed as A1 use.

Informative(s):

- 1 You are reminded that a reduction in the retail element of this A1 use, or increase in the dog grooming elements (sui generis), may constitute a material change of use for which a planning permission would be required.



- 2 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and extraction.

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. 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.