

JLL
30 Warwick Street
London
W1B 5NHApplication Ref: **2015/2546/P**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 **2188**

14 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 13 May 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 offices (Class B1)

Drawing Nos: Site Plan (01)-S-002 Rev B; Existing Ground floor plan (01)-P-0G0; Planning Statement; Appendix 01- Site plan; Appendix 02- Letters from former customers; Appendix 03- Asset Purchase Agreement; Appendix 04- Licensing application; Appendix 06- 1994 Certificate of Lawfulness; Appendix 07- 2001 Decision Notice; Appendix 08- 2001 Plans; Appendix 09- 2003 Decision Notice; Appendix 10- 2003 Officer Report; Appendix 11- 2005 Decision Notice; Appendix 12- Affidavit Bibendum Michael Saunders; Appendix 13- Affidavits Royal Bank of Scotland Michael Hubbert; Appendix 14- Affidavit The Wondering Company Simon Swift; Appendix 15- 2004 plans; Appendix 16- VOA Business Rates; Appendix 17- 2007 valuation; Appendix 18- 2010 valuation; Appendix 19- 2013 valuation; Appendix 20- Website Page

Second Schedule:
113 Regent's Park Road
London
NW1 8UR

Reason for the Decision:

- 1 The use as B1 office at ground floor 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.