

Black Communications Ltd
Fao. Mr Adam Black
24/26 Arcadia Avenue
London
N3 2JU

Application Ref: **2015/3871/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

25 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 17 July 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 both 1st floor level units at 68A - 74A Rochester Place as Class B1(a) offices (accessed from 2 separate entrance doors at ground floor level).

Drawing Nos: Site location plan; existing 1st floor plans (nos. 68A & 74A).

Supporting documentation: Statutory declarations from Adam Black (Applicant) dated 10/07/2015 and Imran Shaikh (former tenant & estate agent) dated 10/07/2015; Emails from Adam Black (Applicant) dated 06/07/2015, 08/07/2015, 10/08/2015, 12/08/2015 and 13/08/2015; Approved drawing (ref. PEX0100625) dated 04/12/2001 showing office floor space at 1st floor level; Worldwide Purchasing Ltd (lease) dated Sept 2005; Lex Records (lease) dated Dec 2005; Christo & Co (advertisement) dated June 2008; Black Communications (lease) dated Oct 2008; Rahesh Jivan (statutory declaration) dated Oct 2008; Business Rates (example periods) dated April 2008 to Oct 2008; Jessnic & Co (statutory declaration) dated Jan 2011 to Jan 2013; Jessnic & Co (lease) dated Jan 2011 to Jan 2013; Lex Records (statutory declaration) dated Feb 2015; Marion Hume (statutory declaration) dated Sept 2013 to Aug 2015; and Marion Hume (lease) dated Sept 2013 to



Aug 2015. Miscellaneous supporting information (pre-2005): Utility bill examples (2001 to 2003); Business Rates (April 2002 to Mar 2003), THB Media (Aug 2001 to Aug 2002), BBG Surveyors (July 2001), Tolson Messenger Insurance (July 2002), Norwich Union (July 2002 to July 2003), Vibes UK Ltd (2002).

Second Schedule:

**68A - 74A Rochester Place
London
NW1 9JX**

Reason for the Decision:

- 1 The use as Class B1a offices 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*/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.