

**Regeneration and planning
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Application Ref: **2015/5297/P**
Associated Ref:
Please ask for: **Tony Young**
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18 September 2015

Dear Sir/Madam

In accordance with section 60 (1) of the Town and Country Planning Act 1990

Process set out by condition D.2 of Schedule 2 Part 4 Class D of the Town and Country Planning (General Permitted Development) Order 2015

Temporary use of buildings at: 82 New Oxford Street, London WC1A 1HB

This letter is to acknowledge that the Planning Department has been notified of a change of use of the ground floor of the above property from a use falling within Class A1 to a flexible use falling within Class A3. The change of use is for a single continuous period of up to two years beginning on 20/09/2015.

You are advised that the development permitted by Class D is subject to the following conditions—
D.2

- (a) the developer shall notify the local planning authority of the date the site will begin to be used for one of the flexible uses, and what that use will be, before the use begins;
- (b) at any given time during the two year period referred to above the site shall be used for a purpose, or purposes, falling within just one of the use classes comprising the flexible use;
- (c) the site may at any time during the two year period change use to a use falling within one of the other use classes comprising the flexible use, subject to further notification as provided in paragraph (a);
- (d) for the purposes of the Use Classes Order and this Order, during the period of flexible use the site retains the use class it had before changing to any of the flexible uses under Class D;
- (e) the site reverts to its previous lawful use at the end of the period of flexible use;
- (f) in the case of a building which is not a community asset, which is used for a purpose falling within Class A4 (drinking establishments) of the Schedule to the Use Classes Order, the conditions set out in paragraphs C.2(f)(i) to (iii) apply.



(For the purposes of Class D, flexible use is a use falling within either Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes) or Class B1 (business) of the Schedule to the Use Classes Order)

This letter indicates that the proposed development would comply with the conditions of D.2(a) of Schedule 2 Part 4 Class D of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by SI 2013 No. 1101).

You are reminded that after the two years if the site does not revert to its previously lawful use at the end of the period of flexible use then this will be considered a breach of planning control for which enforcement action may be taken.

It is important to note that this letter doesn't indicate whether or not the proposed development would comply with any of the other limitations or conditions of Schedule 2 Part 4 Class D. If you want confirmation that the proposed development would be lawful (e.g. on the basis that it would comply with all of the limitations and conditions of Schedule 2 Part 4 Class D), then you should submit an (optional) application to the local planning authority for a Lawful Development Certificate (LDC).

Yours sincerely

Tony Young
Development Management