

Phillips Planning Services Limited
Kingsbrook House
7 Kingsway Bedford
Bedfordshire
MK42 9BA

Application Ref: **2015/7133/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

16 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 23 December 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 99 Great Russell Street as educational facility (D1) and associated residential institution (C2).

Drawing Nos: Site location plan 134515-01 dated December 2015; Floor Plans 134515-02 dated December 2015; signed declaration by Adam Celiz dated 24 September 2015; signed declaration by Ian Watkins dated 24 September 2015; Non-domestic Council tax declaration dated 02 November 2001; Invitation to a faculty event at 99 Great Russell Street dated 13 February 2002; Insurance certificate for 98-104 Great Russell Street of a period between 02 September 2002 until 01 September 2003; Signed Lease extension for 99 Great Russell Street between 1 February 2004 to 31 January 2009; Signed Lease extension for 99 Great Russell Street between 1 February 2009 until 31 January 2014; Signed Lease extension for 99 Great Russell Street for 25 years from 1 February 2014; Advertisements for 98-104 Great Russell Street educational facilities dated 2004, 2009 and 2011; Classroom invoices for 99 Great Russell Street dated 30th September 2001 incorporating the period between until 31 January 2015; Electrical Inspection dated 16 June 2006 and 27 July 2012;



Second Schedule:
99 Great Russell Street
London
WC1B 3LH

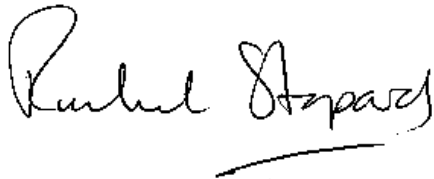
Reason for the Decision:

- 1 The use 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



Rachel Stopard
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.