

Metropolis Planning & Design
4 Underwood Row
London
N1 7LQApplication Ref: **2015/6975/P**
Please ask for: **Leela Muthoora**
Telephone: 020 7974 **2506**

7 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 06 January 2016 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 basement and ground floor levels for a business within Class B1.

Drawing Nos: Letter dated 11 December 2015; Email dated 27 January 2016; Site location plan 014.969.115 and 4692/5

Second Schedule:

Basement and Ground Floors
104-105 Saffron Hill
London
EC1N 8HB

Reason for the Decision:

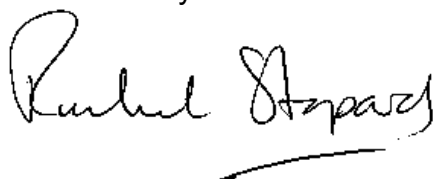
- 1 The uses carried out at basement and ground floor levels of the building fall within Class B1 and are not considered to fall within the "meaning of development" requiring planning permission as defined by the Town and Country Planning Act 1990 and have been operating within this use class for more than 10 years.



You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

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.