

Mr Sebastian Sandler
Xul Architecture
33 Belsize Lane
London
NW3 5AS

Application Ref: **2016/1175/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

10 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Proposed) Granted

The Council hereby certifies that the development described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Change of use from Class A1 (shops) to Class A2 (Financial and Professional services).

Drawing Nos: LP-01, LO-02, EX01, EX02, EX03, EX04, EX05, Cover letter dated 1st March 2016.

Second Schedule:

33 Belsize Lane
London
NW3 5AS

Reason for the Decision:

- 1 The change of use from A1 to A2 is permitted under Class D of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015.

Informative(s):



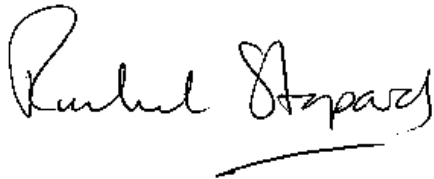
- 1 Under Class D of Part 3 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 Development consisting of a change of use of a building within its curtilage from a use falling within Class A1 (shops) of the Schedule to the Use Classes Order, to use falling within Class A2 (financial and professional services) is permitted development.

Since 1 March 2016, the lawful use of 33 Belsize Lane is an A1 Use following the expiry of a temporary permitted change of use to B1. There are no article 4 directions or other restrictions removing permitted development rights, it therefore benefits from the permitted development right outlined above.

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 192 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.

