

Spenthorpe
21 Elley Green
Neston
SN13 9TX
Wiltshire

Application Ref: **2016/0536/P**
Please ask for: **Fergus Freeney**
Telephone: 020 7974 3366

11 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 retail (Use Class A1) to Financial & Professional Services (Use Class A2).

Drawing Nos: Site location plan; and Covering letter (dated 1st Feb 2016)

Second Schedule:

53-55 Chalton Street
London
NW1 1HY

Reason for the Decision:

- 1 The change of use from Class 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.

Informatives:

- 1 Under Class D of Part 3 of Schedule 2 of The Town and Country Planning



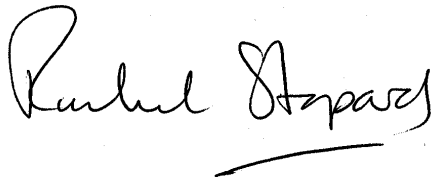
(General Permitted Development) (England) Order 2015, development consisting of a change of use of a building within its curtilage from a use falling within Class A1 (shops) of the Schedule to the Use Classes Order, to use falling within Class A2 (financial and professional services) is permitted development.

The ground floor of No.55 Chalton Street has operated as a local supermarket for more than 4 years and as such the unit is a Class A1 use. 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

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 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus, 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 described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use 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.