

Daniel Watney LLP  
165 Fleet Street  
London  
EC4A 2DW

Application Ref: **2016/0423/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

17 March 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990

### **Certificate of Lawfulness (Existing) Granted**

The Council hereby certifies that on the 16 February 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:

Retention of 5 x air conditioning units at roof level.

Drawing Nos: Cover letter dated 25/01/2016; site location plan received 26/01/2016; correspondence from agile dated 02/03/2007; existing roof plan received 10/03/2016; service reports from Clean Air Group dated 09/01/14, 03/09/13, and 17/08/12; report sheets from Marlow Air Conditioning Services Ltd. dated 13/03/14 and 10/07/2015; invoice dated 22/02/08; invoice from agile space limited dated 16/02/07; witness Statement from Lorraine Clarke dated 07/03/2016; witness statement from Ingelise Nielsen dated 22/01/2016; witness statement from Harriet Hunter dated 25/01/2016; and witness statement from David McDowald dated 22/01/2016.

#### Second Schedule:

**144a Clerkenwell Road**  
**London**  
**EC1R 5DF**

Reason for the Decision:

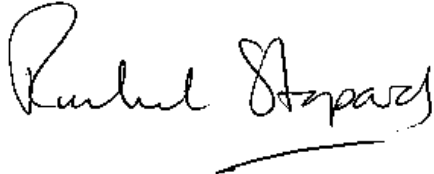


- 1 The works were substantially completed more than four years before the date of this application.

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.