

PPM Planning Ltd
185 Casewick Road
West Norwood
LONDON
SE27 0TAApplication Ref: **2015/5389/P**
Please ask for: **Barry Dawson**
Telephone: 020 7974 **3560**

6 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 28 September 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 the unit as self-contained cafe (Class A3).

Drawing Nos: Site location Plan; Floor plan of the unit in question; Floor plan of the whole site; Statutory declarations; Planning permissions; Till receipts; Lease; Photographs; Business rates bills

Second Schedule:

**Unit 305
Highgate Studios
53 - 79 Highgate Road
London
NW5 1TL**

Reason for the Decision:

- 1 The use of the unit as a cafe began more than ten years before the date of this

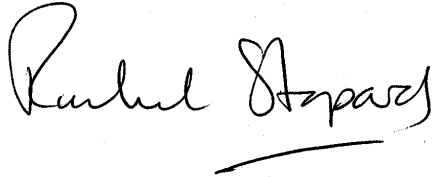


application and it has operated continuously over this period.

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.