

Mr. Robin Samra
26 Cleveland Gardens
London
W2 6DE

Application Ref: **2016/3485/P**
Please ask for: **Gary Bakall**
Telephone: 020 7974 **5618**

8 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 28 June 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 as 43 self-contained residential studio units and one 2 bed residential flat on ground floor of no. 69 (Class C3).

Drawing Nos: Flat 3F tenancy agreements 05/01/12-17/06/16; Flat 3G tenancy agreements 15/12/11-31/03/16; Flat 3H tenancy agreements 10/12/11-16/10/16; Flat 4A tenancy agreements 19/12/11-15/10/16; Flat 4B tenancy agreements 04/01/12-04/09/16; Flat 4C tenancy agreements 17/12/11-20/07/16; Flat 4D tenancy agreements 15/12/11-06/05/16;

Location Plan; Floor Plans; Building Control Completion Certificate dated 27th March 2012; Receipt for 43 Kitchens dated 18/04/2011; Planning Contravention Notice response dated 16/06/16; Photographs of each unit; Flat 100a tenancy agreements dated 05/01/12-30/05/16; Flat 100B tenancy agreements dated 05/01/12-31/03/16; Flat 100C tenancy agreements dated 20/01/12-10/03/16; Flat 100D tenancy agreements dated 16/12/11-05/07/16; Flat 100E tenancy agreements dated 16/12/11-20/04/16; Flat 100F tenancy agreements dated 05/01/12-02/07/16; Flat 100G tenancy agreements dated 02/01/12-11/04/16; Flat 100H tenancy agreements dated 15/01/12-30/05/16; Flat 5A tenancy



agreements dated 06/01/12-29/02/16; Flat 1A tenancy agreements dated 04/01/12-09/03/17; Flat 1B tenancy agreements 15/12/11-21/07/16; Flat 1C tenancy agreements 04/01/12-30/06/16; Flat 1D tenancy agreements 11/01/12-14/04/16; Flat 1E tenancy agreements 19/12/11-10/06/16; Flat 1F tenancy agreements 19/12/11-10/04/16; Flat 1G tenancy agreements 11/01/12-24/04/16; Flat 1H tenancy agreements 16/01/12-20/02/16; Flat 1I tenancy agreements 17/12/11-31/03/16; Flat 10D tenancy agreements 17/12/11-28/09/16; Flat 10E tenancy agreements 17/12/11-04/05/16; Flat 10F tenancy agreements 21/01/12-30/04/16; Flat 10G tenancy agreements 02/02/12-14/04/16; Flat 10H tenancy agreements 10/01/12-02/06/16; Flat 10I tenancy agreements 10/01/12-30/08/16; Flat 2A tenancy agreements 02/02/12-30/04/16; Flat 2B tenancy agreements 19/12/11-30/05/16; Flat 2C tenancy agreements 11/01/12-09/05/16; Flat 2D tenancy agreements 02/02/12-28/02/16; Flat 2E tenancy agreements 03/02/12-30/04/16; Flat 2F tenancy agreements 10/12/11-31/03/16; Flat 2G tenancy agreements 27/12/11-14/09/16; Flat 3A tenancy agreements 18/01/12-31/08/16; Flat 3B tenancy agreements 01/02/12-30/03/16; Flat 3C tenancy agreements 01/02/12-28/04/16; Flat 3D tenancy agreements 10/01/12-31/08/16; Flat 3E tenancy agreements 15/12/11-22/02/16;

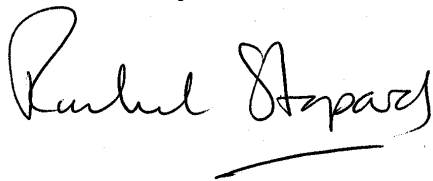
Second Schedule:
68-69 Guilford Street
London
WC1N 1DF

Reason for the Decision: The use started four years before the date of this decision letter.

You can find advice about your rights of appeal at:

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

Yours faithfully



Rachel Stopard
Executive Director Supporting Communities

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.