

Buchanan Hartley Architects Limited  
13 Grosvenor Gardens  
LONDON  
SW1W 0BD

Application Ref: **2016/2836/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

5 August 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 13 July 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:

Commencement of works in accordance with condition 1 (within three years from date of permission) of planning permission 2011/6097/P (Erection of single storey extension at second floor level, including installation of external stair in front lightwell from ground floor to basement level with new gates, and installation of lift and housing to existing non-residential institution (Class D1)) for the excavation of construction of a new lift pit, Construction of a concrete lift shaft base at B1 level and walls to ground level, Installation of a new external steel stairs, from level 0 to B1 within the external front basement and gate.

Drawing Nos: Site location plan, C(24)001,P02, P03, P12C, P13C, C(24)002, Building regs application dated 6/5/16, Proposed lift details 3XXX-01, Commencement of new pit structure approval form dated 10/5/16, Project CDM compliance checklist dated 6/5/16, completed photographs dated 19/5/16, Excavation invoices and letter by South East Undepin Ltd confirming lift pit construction dated 30/4/16 and 18/5/16, Works quotation schedule, two photographs illustrating completed works of the lift pit, external stairs and front gate.



Second Schedule:  
**25 Old Gloucester Street**  
**London**  
**WC1N 3AF**

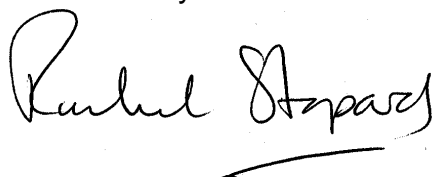
Reason for the Decision:

- 1 The evidence submitted confirms that the works carried out in association with the implementation of planning permission 2011/6097/P for the excavation for construction of a new lift pit, construction of a concrete lift shaft base at B1 level and walls to ground level, installation of a new external steel stairs, from level 0 to B1 within the external front basement and gate- commenced prior to the expiration of the permission (21/05/2016).

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.

