

Altaras Architecture Ltd  
41 High Street  
Barkway  
Royston  
SG8 8EA  
United Kingdom

Application Ref: **2016/2165/P**  
Please ask for: **Ian Gracie**  
Telephone: 020 7974 **2507**

24 August 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990

### Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 26 May 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 20 self-contained studios (C3)

Drawing Nos: Site Location Plan; Existing floor plans for no.34 Swinton Street; Existing floor plans for no.32 Swinton Street; An e-mail from Michael Fajdman to Dolores Altaras dated 31 March 2016; A statutory declaration from Jacob Friedman (Trustee of the Bellview Charitable Trust); Delegated report for application reference 2007/4237/P; A Freehold Valuation Report prepared by Taylor Harvey Chartered Surveyors dated August 2006; Plans submitted in support of application reference 2007/4236/INVALID; Plans submitted in support of application reference 2007/4236/INVALID; Title Deeds; Cover letter summarising ownership history and conclusions.

#### Second Schedule:

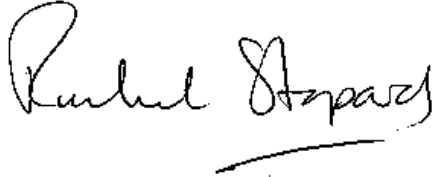
**32-34 Swinton Street**  
**London**  
**WC1X 9NX**



Reason for the Decision:

- 1 The C3 use began more than 4 years before the date of this application without any breaks in continuity.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

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.