

Mr Andy Mindel
18 Southdown Road
Shoreham-by-Sea
BN43 5AN

Application Ref: **2016/4040/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

19 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 19 September 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:

Change of use from office use (Class B1a) to residential use (Class C3) at 2nd floor level

Drawing Nos: Location Plan; Approved Floor plan; Letter BT dated 23/04/2016; Letter - Thames Water dated 03/06/2016; Council Tax documents - Valuation Office Agency letter dated 19/06/2016; Valuation List dated 31st May 2016; Valuation Office Agency letter dated 11/05/2016; Copies of bills/ invoices - RL Pickering, General Builder for April and May 2016; Photographs.

Second Schedule:

**Unit 12
Apollo Studios
Charlton King's Road
London
NW5 2SB**



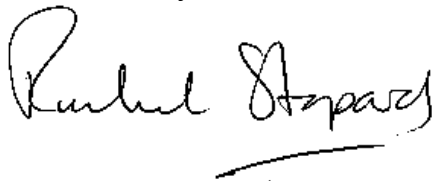
Reason for the Decision:

- 1 The evidence submitted confirms that the works carried out in association with the implementation of planning permission ref.2014/0806/P, dated 31/03/2014 (for change of use at second floor level from office to 2 x 2-bedroom residential units) has been implemented and completed prior to the expiration of the permission.

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.