

Acuaccounts  
Bentinck House  
3-8 Bolsover Street  
London  
W1W 6AB

Application Ref: **2016/5759/P**

Please ask for:

**Nora-**

**Andreea.Constantinescu**

Telephone: 020 7974 **5758**

27 October 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that the development described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

#### First Schedule:

Change of use of the ground floor shop (Class A1) to financial and professional services (Class A2).

Drawing Nos: Site location plan, Ground Floor proposed and existing plan; and photo from the streetscene with the application site.

#### Second Schedule:

**Ground Floor Premises 225 Gray's Inn Road**

**London**

**WC1X 8RH**

#### Reason for the Decision:

##### 1 Reasons for granting permission:

Town and Country Planning (General Permitted Development) (England) Order  
2015

Class D - shops to financial and professional



#### Permitted development

D. Development consisting of a change of use of a building within its curtilage from a use falling within Class A1 (shops) of the Schedule to the Use Classes Order, to use falling within Class A2 (financial and professional services) of that Schedule.

The change of use from A1 to A2 requires justification as the London Borough of Camden Local Development Framework Development Policies generally seeks to protect retail floorspace. However, Under Class D of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, this change of use would be considered permitted development.

The application site is located within the Central London Area; however it is not part of the Central Activity Zone, Central London Frontage, Central London Local Area or Neighbourhood Centre. As such, in this instance there is no limitation by London Borough of Camden Local Development Framework Development Policies to the change of use from A1 to A2.

The proposed change of use from A1 (shop) to A2 (professional services) would comply with the limitations and condition of Class D of Part 3, Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015, and therefore would be considered acceptable in this instance.

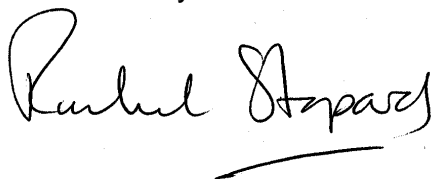
#### Informative(s):

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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 192 of the Town and Country Planning Act 1990 (as amended).
2. This Certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

