

Rolfe Judd Planning Ltd  
Old Church Court  
Claylands Road  
The Oval London  
SW8 1NZ

Application Ref: **2016/6066/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

17 November 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 14 November 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:

Certificate of lawfulness for existing use of the building as class B1a (office).

Drawing Nos: Site location plan, Cover letter dated 2nd November 2016 from Rolfe Judd, Statutory Declaration signed by Facilities Manager, Tony Dance, Statutory Declaration signed by Limited Editions Director, Joseph Whitlock Blundell, Statutory Declaration signed by operations Director, Peter Scannell, Value Office Agency entries since 2005 confirming 'office and premises', floor plans from March 1994.

#### Second Schedule:

**44-46 Eagle Street**  
**London**  
**WC1R 4FS**

#### Reason for the Decision:

- 1 The use, operation or activity in breach of condition began more than ten years before the date of this application.



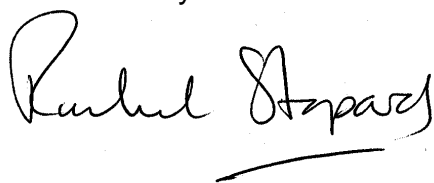
Informative(s):

- 1 Should the ancillary ground floor retail unit come under separate use/ownership, then a separate full planning application would need to be applied for and consented.

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.