

Pegasus Group
23 Hanover Square
London
W1S 1JB

Application Ref: **2016/6402/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

1 December 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 on ground floor at Unit 3, for Class A1 (Retail) to Class A2 (Financial and professional services).

Drawing Nos: Cover letter from Mike Spurgeon dated 22nd November 2016, proposed floor plan, Site Location Plan, Valuation Office Agency records confirming the use and rateable value of the property in 2017 and 2010.

Second Schedule:

Unit 3
75 High Holborn
London
WC1V 6LS

Reason for the Decision:

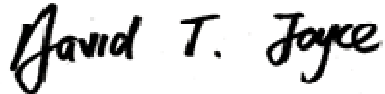
- 1 The change of use from Class A1 to A2 is permitted under Class D of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015.



You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
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. 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.