

Buchanan Hartley Architects Limited  
13 Grosvenor Gardens  
London  
SW1W 0BD

Application Ref: **2016/5950/P**  
Please ask for: **Rob Tulloch**  
Telephone: 020 7974 **2516**

16 November 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 15 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:**

Commencement of works in accordance with condition 1 (within three years from date of decision) of planning permission and conservation area consent (ref: 2012/6089/P & 2012/6232/C) allowed on appeal dated 101/11/2013 (ref APP/X5210/A/13/2196775 & APP/X5210/E/13/2199162) for the erection of two new residential dwellings comprising 3 storeys plus basement following demolition of existing office/storage building.

Drawing Nos: Location Plan; Signed Building Contract Between Applicant and Active Building Solutions dated 5th January 2016; Letter from Buchanan Hartley Architects dated 28th October 2016; Building; Regulations Application Form dated 25th October 2016; BHA Drawing 0645 SK(042); Photos of Works in Progress dated 29th October 2016; Photos of Strip out and Partitioning

#### **Second Schedule:**

**23-24 King's Mews**  
**London**  
**WC1N 2JB**



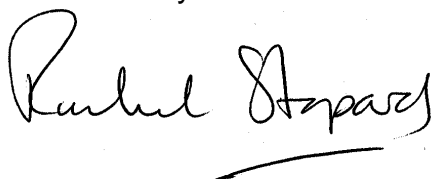
Reason for the Decision:

- 1 The evidence submitted confirms that the works carried out in association with the implementation of planning permission and conservation area consent (refs. 2012/6089/P and 2012/6232/C) commenced before the applications expired on 1st November 2016.

You can find advice about your rights of appeal at:

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

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 operations specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus, 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 operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations 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.