

Mr. Wasim Khan
Quadreen Plc
Berkeley Square House
Berkeley Square
London
W1J 6BR

Application Ref: **2016/6340/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

12 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 21 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:

Use of flats B (second floor) and C (third floor) as 2 x 1 bed self-contained flats (Use Class C3).

Drawing Nos: Existing floor plans ref: 2007/01 & Supporting Information including: Council Tax documents, Tenancy Agreements and Utility Bills under file references Lawfulcertdocs, lawfulcerts2 and Lawfulcert 1-13.

Second Schedule:

298 Gray's Inn Road
London
WC1X 8DX



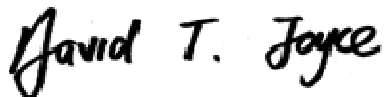
Reason for the Decision:

- 1 The submitted evidence demonstrates that the use of Flat B (second floor) and Flat C (third floor) as separate residential units began more than four years before the date of this application.

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 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.