

The JTS Partnership LLP
Number One
The Drive
Great Warley
Brentwood
CM13 3DJ

Application Ref: **2016/4357/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

13 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 31 August 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:

Retention of wooden planters and 6x uplighters above the shopfronts on Coram Street and Marchmont Street elevations; and 1x awning (without advertisement), 4x heaters, satellite dish at 2nd floor level, uplighter above 3rd floor window and downlighter above door, all on Coram Street elevation.

Drawing Nos: 3923-200 RevD; Doc 1 - Drawing submitted with application A9604168; Doc 2 - 12th Jan 2012 Invoice; Doc 3 - Drawing submitted with application 2006/2864/P; Doc 4 - Photographs submitted with application 2006/4105/P; Covering Letter; 8360-100-00 - Site Location Plan.

Second Schedule:

31 Marchmont Street
London
WC1N 1AP

Reason for the Decision:

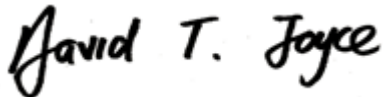


- 1 The operations were substantially completed more than four years before the date of this application.

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.