

Mr James Beazer
23 Johns Mews
London
WC1N 2PA

Application Ref: **2017/1130/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

22 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 09 March 2017 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 rooflight and terrace at roof (third floor) level.

Drawing Nos: 1000 EXT 01; Design and Access Statement prepared by Urban Mesh Design dated the 24th of February 2017; Photographs dated 28.10.2012; Photograph dated January 2017.

Second Schedule:

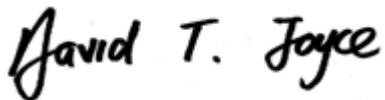
**23 John's Mews
London
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Reason for the Decision:

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



Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning

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 matter specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the 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.