

Hales Marshall Design Architects  
Walnut House  
The Green  
Teston Road  
Offham  
ME19 5NJ

Application Ref: **2017/2297/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

12 May 2017

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:

Certificate of lawfulness for proposed use as studio bedsit unit at basement floor level rear (Class C3 Use).

Drawing Nos: Location plan; 0103-X100 Rev A; 0103-P100; Justification, ref. 0103-RP002; Heritage Statement, ref. 0103-RP001, dated February 2017.

Second Schedule:

**Lower Ground Floor Rear**  
**37 Doughty Street**  
**London**  
**WC1N 2AA**

Reason for the Decision:

- 1 The works are not considered to fall within the "meaning of development" requiring planning permission as defined by the Town and Country Planning Act 1990.

Informative(s):

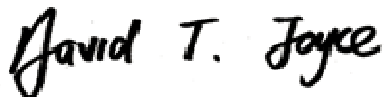


- 1 You are advised that any external or internal works of alterations other than the redecoration of the studio and which would result in the loss of the buildings historic fabric may be subject to the need for listed building consent. You are advised to contact the Duty Planner 020 79074 4444 for further information.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce  
Director of Regeneration and Planning

#### 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.