

Alexander Eichenstein  
37 Old Hill Street  
London  
N16 6LR

Application Ref: **2017/3597/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

31 July 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990

### Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 06 July 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:

Use of basement, first and second floor levels as residential units (3x studio flats) (Class C3)

Drawing Nos: 01a (OS Extract); 01; 02; Tenancy Agreement dated 01/07/2011; Tenancy Agreement dated 22/05/2014; Tenancy Agreement dated 24/04/2016; Letter from Camden Council dated 06/06/2017; Letter from Thames Water dated 07/06/2017; Email from Mr P Harvey dated 20/06/2017; Email from Ms M Harvey dated 20/06/2017; Email from Mr N Sedighi dated 15/06/2017; Email from EDF Energy dated 20/07/2017

Second Schedule:

**191 King's Cross Road**  
**London**  
**WC1X 9DB**



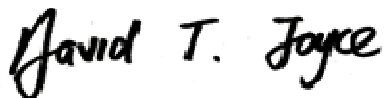
Reason for the Decision:

- 1 The use of the basement, first and second floors of No. 191 King's Cross Road as Use C3 (residential) (3x studio flats) began more than 4 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  
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 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.