

Firstplan

Bramah House
65-71 Bermondsey Street
London
SE1 3XFApplication Ref: **2017/4184/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

22 August 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:

Change of use from general industrial (Use Class B2) to business (Use Class B1) under the General Permitted Development Order 2015 Schedule 2, Part 3, Class I as amended and increasing the gross floor space of the buildings (internal mezzanine floors).

Drawing Nos: 1014-LE-S-B-00; 1014-LE-A & B- 00, 1014-ES-A & B-01, 1014-ES-B-02, 1014-LE-A & B- 00, 1014-LE-A & B- 01, 1014-LE-A & B- 02, 1014-S-A & B-01, 1014-S-LE-02 and letter by FirstPlan dated 20 July 2017 (ref: 17149/MS/KM).

Second Schedule:

Workshops at 36-52 Fortress Road
Fortess Grove
London
NW5 2HB

Reason for the Decision:

- 1 The proposed change of use from general industrial (Use Class B2) to business (Use Class B1) is permitted under Class I of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as



amended).

- 2 The proposed increase in gross floor space is not considered to fall within the "meaning of development" requiring planning permission as defined by the Town and Country Planning Act 1990.

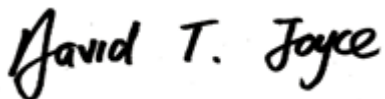
Informative(s):

- 1 It should be noted that the development permitted under Class I relates to the use of the unit only. This certificate in no way grants consent for any external alterations to the property which would require express permission via the submission of a full planning 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 192 of the Town and Country Planning Act 1990 (as amended).
2. This Certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
3. 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.