

Montagu Evans LLP
5 Bolton Street
London
W1J 8BA
United Kingdom

Application Ref: **2017/4198/P**
Please ask for: **Nora-Andreea
Constantinescu**
Telephone: 020 7974 **5758**

19 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 05 September 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 as offices (Class B1(a)).

Drawing Nos: Cover Letter (dated July 2017); Note supporting CLEUD application (dated July 2017); Signed affidavit from the Project Manager of CPC London (dated August 2017); Signed affidavit from the Managing Director of the EE Smith Contracts Ltd. ("EES") (dated August 2017); Site location plan outlining the application site.

Second Schedule:

2 Chester Gate

London

NW1 4JH

Reason for the Decision:

- 1 The evidence submitted along with Council records is considered to adequately demonstrate that, on the balance of probability, the lawful use of the property is for

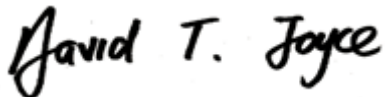


office (Class B1(a)) purposes.

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.