

JMS Planning & Development Ltd  
Valley Farm  
Rumburgh Road  
Wissett  
IP19 0JJ

Application Ref: **2018/0228/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

5 April 2018

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:

Use of the ground floor premises as a bakery shop (Class A1) including the sale and consumption of hot drinks and snacks ancillary to the primary retail function.

Drawing Nos: Planning Statement (January 2018); Operating Statement (20/02/2018);  
Email from agent (26/03/2018); 1 x Photo; Site Location Plan; 2C - Ground Floor Plan.

Second Schedule:

**325 Kentish Town Road**  
**London**  
**NW5 2TJ**

Reason for the Decision:

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



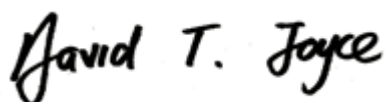
Informative(s):

- 1 The applicant is advised that changes to the activity described in the application including the addition of cooking or extraction equipment, additional seating, or the sale of alcohol beyond that reasonably defined as ancillary sales could result in the unlawful use of the premises, outside the A1 use class, for which planning permission would be required.
- 2 You are advised that any external alterations including the installation of extraction plant or machinery is likely to require planning permission. You are advised to contact the Duty Planner 020 79074 4444 for further information.
- 3 Your proposals may require an additional licence, for example to prepare food or sell alcohol. You are advised to consult the Council's licensing team (tel: 020-7974 4444).

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.