

Emmerson Barnett Limited  
Stanbrook Mead  
Stanbrook  
Thaxted  
CM6 2NQ

Application Ref: **2017/2059/P**  
Please ask for: **Leela Muthoora**  
Telephone: 020 7974 **2506**

18 May 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 ancillary caretakers flat at 3rd floor level as office use (Class B1).

Drawing Nos: Design & Access Statement, Terms & Conditions of employment of the 'Property Manager' dated 21/12/2000, 17.04.1263 location plan, ground, first, second, third floor plans, 16.09.1163 caretakers flat, 0729\_001 third floor level plan

Second Schedule:

**Housekeepers Flat**  
**20-21 Bloomsbury Way**  
**London**  
**WC1A 2TH**

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

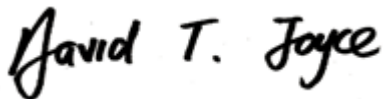
You are reminded that this certificate solely relates to the use as described in the First Schedule above and does not grant either planning permission or listed building consent for any external or internal alterations either described or shown on the approved drawings/documents attached to this Certificate.

- 2 The granting of this certificate is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Town and Country Planning Act 1990 as amended. In particular your attention is drawn to the need to obtain listed building consent for any internal or external works.

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.

