

Indigo Planning
Aldermay House
10-15 Queen Street
London
EC4N 1TX

Application Ref: **2018/2976/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 4986

8 August 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:

Relocation of 2no. UKPN substations for a temporary period of 6 months in association with hotel construction works (planning permission ref. 2017/0200/P dated 12/02/2018)
Drawing Nos: 8500072012L TEMP (Location Plan); EDS 07-3102.01 (Rev B); SK84 (Rev 3); Cover letter prepared by Indigo (dated 21 June 2018)

Second Schedule:

199-206 Hoxton Hotel
High Holborn
London
WC1V 7BD

Reason for the Decision:

- 1 The 2no. temporary substations are permitted under Schedule 2, part 4 Class A and Part 15, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Informative(s):



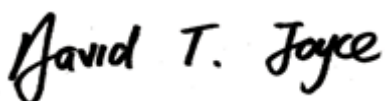
- 1 The development subject to the grant of this certificate would only constitute permitted development subject to the conditions that, when the operations have been carried out -
 - (a) in the case of any Class B(a) development consisting of or including the replacement of an existing electric line, compliance with any conditions contained in a planning permission relating to the height, design or position of the existing electric line which are capable of being applied to the replacement line;
 - (b) in the case of any Class B(a) development consisting of or including the installation of a temporary electric line providing a diversion for an existing electric line, on the ending of the diversion or at the end of a period of 6 months from the completion of the installation (whichever is the sooner) the temporary electric line is removed and the land on which any operations have been carried out to install that line is restored as soon as reasonably practicable to its condition before the installation took place;
 - (c) in the case of any Class B(c) development, on the completion of that development, or at the end of a period of 6 months from the beginning of that development (whichever is the sooner) any plant or machinery installed is removed and the land is restored as soon as reasonably practicable to its condition before the development took place;

in accordance with Condition B.2 of the Town & Country Planning (General Permitted Development) Order 2015.

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.