

RR Planning Ltd  
Otley Road  
Headingley  
Leeds  
LS6 4BA  
United Kingdom

Application Ref: **2018/2463/P**  
Please ask for: **Nora-Andreea  
Constantinescu**  
Telephone: 020 7974 **5758**

13 August 2018

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990

### **Certificate of Lawfulness (Existing) Granted**

The Council hereby certifies that on the 26 June 2018 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:

Change of use from shop in retail use (Class A1) to financial and professional services (Class A2) (Retrospective).

Drawing Nos: Site location plan; Operational activity of the bank to include transactions on 23 of May 2018 and customer feedback; Photos to show the bank opened on 21 of May 2018; Refurbishment Security checklists completed on 11 May 2018; Bank Manager sign off checklist dated 16 May 2018; Handover certificate dated 11 May 2018; Supporting letter from agent dated 25 May 2018; Halifax Bank Twitter page to include tweets from the Bank opening on 21 May 2018.

Second Schedule:

**118-132 New Oxford Street  
London  
WC1A 1HD**



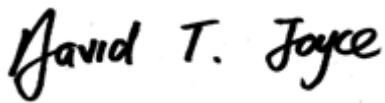
Reason for the Decision:

- 1 The evidence submitted along with Council records is considered to adequately demonstrate that, on balance of probability, the lawful use of the premises is financial and professional services (Class A2).

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.