

Andrew Dobson Architects
Unit 8 Elysium
Gate 126 New King's Road
London
SW6 4LZ

Application Ref: **2018/2333/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974 1568

16 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:

Proposed change of use of unit from Storage (Class B8) to Office (Class B1) at lower ground floor level

Drawing Nos: 587-P0.001-A Rev A, 587-P0.101-A Rev A, 587-P1.001-A Rev A, 587-P1.002-A Rev A.

Second Schedule:

4 Emerald Street
London
WC1N 3QA

Reason for the Decision:

- 1 The proposed change of use from Storage (Use Class B8) to Office (Use Class B1) is permitted under Class I of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informative(s):

- 1 It should be noted that the development permitted under Class I relates to the use

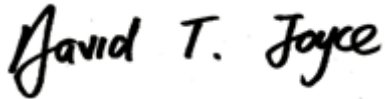


of the unit only. This certificate in no way grants consent for any external alterations to the property which would require express permission via the submission of a full planning application.

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.