

Application ref: 2018/0431/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

Gide Loyrette Nouel LLP
125 Old Broad Street
London
EC2N 1AR

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 premises as an administrative office and operating centre for a private hire vehicle company (Class B1).

Drawing Nos: 77_2326_001 Rev. E (Existing), 77_2326_001 Rev. E (Proposed),
Application form and site location plan.

Second Schedule:

Unit 316
Regus Business Centre
344-354 Gray's Inn Road
London
WC1X 8BP

Reason for the Decision:

- 1 The proposed business use as described in the submitted application would not involve a material change of use and would fall within use class B1a as an office. The proposal as described within the application would not constitute development under Section 55 of the Town and Country Planning Act 1990 (as amended), and would therefore not require planning permission.

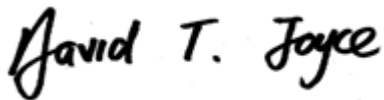
Informative(s):

- 1 The proposed use is considered lawful as per the description on the decision notice. Any changes that would alter the nature of the business to fall outside of use class B1a, for example to provide an area for private hire vehicles to congregate or pick up/drop off passengers or to provide an area for customers to visit, would not be immune from enforcement control.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

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.