

Application ref: 2018/5654/P
Contact: Alyce Keen
Tel: 020 7974 1400
Date: 10 December 2018

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

RPS Group
140 London Wall
London
EC2Y 5DN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 22 November 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:

Use of the basement and ground floors as retail (Class A1).
Drawing Nos: Examples of items sold
Decision Notice ref no. PS9705353 dated 13/02/1998
Lease dated 18/02/2013
Lease dated 04/05/1999
Statutory Declaration of Ian Martin Kennard dated 09/11/2018
Business Rates Bill dated 08/08/2018
Business Rate Valuation dated 01/04/2017 & 01/04/2010
Images from Google streetview maps dated 2008-2018
Officers Delegated Report ref no. 2017/4076/P

Second Schedule:

Basement & Ground Floor
23 Great Queen Street
London
WC2B 5BB

Reason for the Decision:

- 1 The evidence submitted along with Council records is considered to adequate

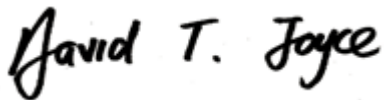
to demonstrate that, on balance of probability, the lawful use of the premises is retail (Class A1).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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.