

Application ref: 2018/5257/P
Contact: John Diver
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Date: 20 March 2019

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Rolfe Judd Planning
Old Church court
Claylands Road
Oval
London
SW8 1NZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 10 December 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:

Continued use of units within property as set out below:

- Use of the basement unit 1 (front) and the basement unit 2 (rear) as jewellery workshops B1(c);
- Use of the ground floor unit 1 (front) as retail A1 and use of the ground floor unit 2 (rear) as a jewellery workshop B1(c),
- Use of the 1st floor unit 1 (front) and the 1st floor unit 2 (middle) as jewellery workshops B1(c), and use of the 1st floor unit 3 (back) as an office B1(a);
- Use of the 2nd floor unit 1 (front) and 2nd floor unit 2 (middle) as offices B1(a) and 2nd floor unit 3 (back) as jewellery workshop B1(c);
- Use of the 3rd floor unit 1 (front) as an office B1(a), and use of the 3rd floor unit 2 (middle) B1(c) and 3rd floor unit 3 (back) as jewellery workshops B1(c).

Drawing Nos: Covering letter produced by Rolfe Judd dated 22.10.18; Photographs of property dated 22.10.18; VOA Business Rate registrations; Leases for the building across a 25 year (19 in total) covering period from 1993 - present; Existing floor plans (basement - roof) produced by Kyson Ltd (ref.0999A- 1003A); Site location plan.

Second Schedule:
31 Hatton Garden
London
EC1N 8DH

Reason for the Decision:

- 1 At the time of writing, the property was lawfully host to the following units within the following use classes which began more than ten years ago:
 - Basement unit 1 (front) B1(c), basement unit 2 (rear) B1(c);
 - Ground floor unit 1 (front) A1, ground floor unit 2 (rear) B1(c);
 - 1st floor unit 1 (front) B1(c), 1st floor unit 2 (middle) B1(c), 1st floor unit 3 (back) B1(a);
 - 2nd floor unit 1 (front) B1(a), 2nd floor unit 2 (middle) B1(a), 2nd floor unit 3 (back) B1(c);
 - 3rd floor unit 1 (front) B1(a), 3rd floor unit 2 (middle) B1(c), 3rd floor unit 3 (back) B1(c).

Continued use of these units under such use classes (in line with the Use Classes Order 1987) would therefore not require express planning permission / constitute 'development' in line with section 55 of the Town and Country Planning Act 1990.

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer

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.