

Application ref: 2019/5514/P  
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Date: 18 December 2019

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Dr Richard Preece  
16 Holly Lodge Gardens  
Highgate  
London  
N6 6AA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 22 November 2019 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 as office (Class B1).

Drawing Nos: A site location plan outlining the application site.

Floor plans of the basement and ground floors.

Land Registry Plan, Land Registry Title and confirmation of Trustees of the Holly Lodge Pension Scheme (only four Trustees permitted on Title) - 11 Murray Street NW1 9RE - pdf.

Lease Plan of 11 Murray Street NW1 9RE prepared for the National Eczema Society Lease by Wrightmans in February 2015 - pdf.

Statement of Dr Richard John Preece dated 28 October 2019 - pdf.

Statement of Mr Paul Edward Tomlinson dated 15 October 2019 - pdf.

Spiegel & Utrera Lease (unsigned and undated as the original signed Lease was lost following the sale of Superdeal plc - RJP has added the relevant dates in red) - word document.

Spiegel & Utrera Licence (unsigned and undated as the original signed Licence was lost following the sale of Superdeal plc - RJP has added the relevant dates in red) - word document.

Pages 1 & 19 of Spiegel & Utrera Lease and page 1 of their Licence (original pdfs of these three pages taken in 2015 before the original documents were lost) together with the two notice of licence termination emails dated 26 & 27 September 2014 - pdf.

Five photographs of Spiegel & Utrera offices taken 31 October 2014. The first three show the front office and the last two the back office - all ground floor - pdf.  
Camden Business Rates Bills covering the entire period 1 February 2005 to 30 November 2014 thus covering the complete tenure of Spiegel & Utrera - pdf.  
Spiegel & Utrera P.A. (USA) current main web page - 11.10.19 - pdf.  
Christo & Co. Marketing Brochure launched October 2014 together with Heads of Terms dated 10 November 2014 (The second photo on page 2 shows the office basement in October 2014) - pdf.  
National Eczema Society Lease of 26 February 2015 - (six relevant pages) - pdf.  
Photographs of NES offices.  
Camden Business Rates Bills  
Statement Paul Edward Tomlinson dated 15 October 2019.  
Statement Richard John Preece dated 30 October 2019.

Second Schedule:  
**11 Murray Street**  
**London**  
**NW1 9RE**

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 office (Class B1) and the use began more than 10 years before the date of this application.

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.