

Application ref: 2019/1810/P
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Date: 7 April 2020

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Transport for London - Consents Team
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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:

Development works on operational railway land required for the running of the railway; specifically external architectural works to the substation including two new floors to be constructed above the existing building and associated works.

Drawing Nos: Site location Plan; 2344-LU-MAC-x534_Z-DR-K-0101 rev P01 (Proposed site plan); Prefix 2344LU-PRM-X534: _X-DR-A-1201 Rev P01.02 (Proposed elevations), _B-DR-C-0123 rev P01 (Proposed plan 2nd floor), _D-DR-C-0124 Rev P01 (proposed plan 3rd floor), _D-DR-C-0125 rev P01 (proposed roof plan); 2344-LU-MAC-x534_B_DR_K-0613 rev P02 (Existing roof plan); Cobourg Street London Underground substation Verify Application April 2019; TfL 2344-Cobourg Street Design Concept overview; prefix 2344-LU-PRM-X534_X-DR-A-1200 rev P01.01 (Existing elevations).

Second Schedule:

**72 Euston Street and Cobourg Street
London
NW1 2HA**

Reason for the Decision:

- 1 The works are permitted under Class A of Part 8 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015.

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 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the operations specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus, 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 operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations 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.