

Application ref: 2020/3528/P  
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Date: 10 November 2020

**Development Management**  
Regeneration and Planning  
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Miss Emma McHugh  
Haydon House  
296 Joel Street  
Pinner  
HA5 2PY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

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

The Council hereby certifies that on the 21 September 2020 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 building as hotel (Class C1)

Drawing Nos: Cover letter dated 21/09/20; Photo schedule dated January 10 relating to 2-5 St Chad's Street with corresponding Photographs Use Authorisation Form; Letter from IS Insurance Solutions confirming building under no.6 has been covered between 30/04.2015 to 29/04/2021; Extracts from Tripadvisor relating to 2-7 St Chad's Street with reviews dated from 2004; Water utility bill for 2-5 St Chad's Street dated 17/02/2020; Energy utility bill for 6 St Chad's Street dated 25/06/2020; Gas utility bill for 2-6 St Chad's Street dated 7/03/2020; Invoice for smoke ventilation system relating to 2-7 St Chad's Street dated 04/09/2017; Floorplans for 2-7 (dated August 2018); Statutory Declaration from CEO Splendid Hospitality Group LLP dated 04/08/2020; Booking confirmations between 2013-2019 for rooms 401, 402, 403.

Second Schedule:  
**6 St Chad's Street**  
**London**  
**WC1H 8BD**

Reason for the Decision:

- 1 The use began more than ten 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  
Director of Economy, Regeneration and Investment

#### 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.