

Application ref: 2021/1368/P
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Date: 16 April 2021

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Montagu Evans
70 St Mary Axe
London
EC3A 8BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 29 March 2021 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:

Commencement of works in accordance with condition 1 (within three years from date of permission) of planning permission 2016/3432/P granted on 23/11/2017 and extended until 01/05/2021 under Section 93B of the TCPA 1990 (as amended by Section 17 of the Business and Planning Act 2020) and amended under application ref 2020/4797/P dated 11/11/2020, for (for demolition of 6th and 7th floors and lift overrun and replacement with double mansard roof and set back 8th floor, with roof terrace above; internal reconfiguration to provide additional office (Class B1a) and retail floor space (Class A1/A3).

Drawing Nos: 1415-0100-AP-101 Rev. P01; 213461-EWP ZZ-SK-S-0017 Rev. T1; 13461-EWP-ZZ-SK-S-0018 Rev. P1; 213461-EWP-ZZ-SK-S-0019 Rev. P1 Enabling Works 250x700/1450 Column Detail; 213461-EWP-ZZ-SK-S-0019 Rev. P1 Enabling Works 250x700 Column and 250 Tk RC Wall Detail; Community Infrastructure Levy (CIL) Acknowledgement of Receipt of Commencement Notice (issued by LB Camden 19/02/2021); Community Infrastructure Levy (CIL) Demand Notice (issued by LB Camden 19/02/2021); Confirmation of extension of planning permission expiry date (issued by LB Camden 04/11/2020); Contract with REL Construction Limited to undertake underpinning works (dated 01/03/2021); Cover Letter (prepared by Montagu Evans LLP, dated 16/03/2021); Decision Notice for Approval of Details application ref. 2020/4407/P for condition 8a of planning permission 2016/3432/P as amended by 2020/4797/P; Decision Notice for Non-Material Amendment application ref.

2020/4797/P for condition 8 of planning permission 2016/3432/P (issued 11/11/2020); Deed of Variation to Section 106 dated 03/02/2021; Photo Schedule of Implementation Works (prepared by GMS Estates, dated 11/03/2021); Section 106 Discharge Notice Re. Construction Management Plan (issued by LB Camden 23/12/2020); Section 106 Discharge Notice Re. Energy Efficiency and Renewable Energy Plan (issued by LB Camden 11/12/2020); Section 106 Discharge Notice Re. Level Plans (issued by LB Camden 07/07/2020); Section 106 Discharge Notice Re. Financial Obligations (issued by LB Camden 26/02/2021); Section 106 Discharge Notice Re. Notice of Implementation Date (issued by LB Camden 19/02/2021); Technical Note (prepared by Elliott Wood Partnership Ltd, dated 13/05/2020).

Second Schedule:

Kingsway House
103 Kingsway
London
WC2B 6QX

Reason for the Decision:

- 1 The evidence submitted confirms that the works carried out in association with the implementation of planning permission 2016/3432/P dated 23/11/2017 commenced prior to the expiration of the permission (1st May 2021).

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.