

Application ref: 2021/0763/P
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Date: 15 July 2021

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Turley
8th Floor
Lacon House
84 Theobald's Road
London
WC1X 8NL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 06 May 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: Use of the building as offices, confirming implementation of planning permission P2019/3267/P (dated 12/09/2019).

Drawing Nos: Site Location Plan, LB Camden Planning Permission ref: 2019/3267/P, Cover Letter by Turley dated 16/02/2021, Email correspondence between PHF and the Valuation Office Agency (VOA), Governmental business tax records printed on 03/03/2021 for the period 01/12/2019 onwards, Letter from VOA to applicant dated 21/04/2020 and Site photographs.

Second Schedule:

13 Leeke Street
London
WC1X 9HY

Reason for the Decision:

- 1 The change of use approved by planning permission ref: 2019/3267/P dated 12/09/2019 began on site within three years of the date of the permission and is a material operation which constitutes implementation of the permission.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

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 specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus, was not 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 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.