

Application ref: 2022/2294/P
Contact: Fast Track SC
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Date: 27 September 2022

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Mr David Goldring
13-16 Elm Street
2nd Floor offices
London
WC1X 0BJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 28 July 2022 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 premises as a taxi and private hire vehicle operator office (Class E).

Drawing Nos: Application - Renewal Operator licence - PHVR/101R - 18/6/2022; Gett Operator Licence - 0100150401 - 1/08/2022 - 31/01/2023; Gett Operator Licence - 0100150201 - 1/06/2020 - 31/05/2022; Supporting email from Agent - 05/09/2022; 2nd Floor- Floor Plan; Site Location Plan - TQRQM22145174207456.

Second Schedule:

**13-16 Offices And Premises At 2nd Floor
Elm Street
London
WC1X 0BJ**

Reason for the Decision:

- 1 The evidence submitted, along with Council's records, are considered to adequately demonstrate that, on balance of probability, the lawful use of the premises is an office (Class E). The proposed use as a taxi and private hire vehicle operator would not involve a material change of use from the use of the premises as an office (Class E). The proposal is therefore not considered to fall

within the meaning of "development" requiring planning permission as defined by the Town and Country Planning Act 1990.

Informative(s):

- 1 This certificate is issued only in relation to the use of premises as a taxi and private hire vehicle operator office on the basis that the taxi service will be operated remotely, with vehicles being located and operating offsite. You are advised that any intensification of business use on the site, beyond what is sought, is likely to require planning permission. If customers visit the property and/or minicabs park in the area or use the area as a set-off/drop-down point then a change of use may occur and planning permission would be required. Any taxi activity on or close to the application site would constitute a change of use and would require planning permission or be subject to enforcement action.

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 2021.

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. 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 which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
3. 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.