

Application ref: 2022/4122/P
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Date: 19 December 2022

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Mr Aneel Ahmed
48-54 Charlotte Street
London
W1T 2NS

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:

Use of part of office premises for purposes associated with a private hire vehicle operator with no access to visiting members of the public and no vehicular visits.

Drawing Nos: Unnumbered site location plan; Email from Mr Aneel Ahmed (additional operational information) dated 23/11/2022; Photograph (showing the internal arrangement and layout of office space).

Second Schedule:

48-54 Charlotte Street
London
W1T 2NS

Reason for the Decision:

- 1 The proposed use of part of the premises as an office for a private hire vehicle operator would not involve a material change of use and would fall within the existing office use at the site. The proposal is not considered to fall within the meaning of "development" requiring planning permission as defined by Section 55 of the Town and Country Planning Act 1990.

Informative(s):

- 1 This certificate is issued only in relation to the use as described above. You are advised that any intensification of business use at the site, beyond what is sought in this application, is likely to require planning permission. Should customers visit the property and/or vehicles associated with the use park in the area or use the area as a set-off/drop-off point, or result in any increase in activity on or close to the application site, then this might constitute a material change of use for which planning permission would be required.
- 2 The installation of any associated advertisements may require advertisement consent and might be indicative of an intensification of the use which may also require planning 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 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 192 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.

