

Mr Harry Manley
The Collective
14 Bedford Square
London
WC1B 3JA

Application Number: PA/20/01526

12/08/2020

Place Directorate
Development Management
Town Hall, Mulberry Place
5 Clove Crescent
London
E14 2BG

www.towerhamlets.gov.uk

Enquiries to: Nelupa Malik

Tel:

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**TOWN AND COUNTRY PLANNING ACT 1990: SECTIONS 191 AND 192
(as amended by section 10 of the Planning and Compensation Act 1991)
TOWN AND COUNTRY PLANNING (Development Management Procedure) Order
2015: ARTICLE 39**

Dear Sir/Madam,

Certificate of Lawful Development

The London Borough of Tower Hamlets hereby certifies that on 24/07/2020 the development described in the Second Schedule to this certificate in respect of the land specified in the First Schedule to this certificate would be lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended) for the reasons stated in the Third Schedule to this certificate.

Notes

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990
2. It certifies that the development specified in the Second Schedule taking place on the land described in the First Schedule would have been lawful on the specified date and thus 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 development described in the Second Schedule and to the land described in the First Schedule and identified on the attached plan. Any development 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 proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described development 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.

5. **Appeals to the Secretary of State**

If you are aggrieved by this decision you may appeal to the Secretary of State for Communities & Local Government in accordance with Section 195 of the Town and Country Planning Act 1990. If you want to appeal from the date of your decision notice, Appeals can be made online at:

<https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. Please note that if an effective Enforcement Notice is in force, then the Inspectorate will turn away your appeal. This is because, if such a notice is in force, the legislation does not allow a Lawful Development Certificate to be granted.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J Peters', written over a faint, light-colored circular stamp or watermark.

Jennifer Peters, Divisional Director, Planning and Building Control

SCHEDULE

Cert. of Law. Proposed Dev. (TCPA S192)

First 20 Crossharbour Plaza, LONDON, E14 9YF
Schedule:

Second Application in respect of a certificate of lawfulness of proposed use or
Schedule: development to confirm that the operation of the Site under C1 boarding house use would not constitute development requiring the grant of planning permission.

Date: 12/08/2020

Reference: PA/20/01526

Application 20 July, 2020

Received on:

Application 24 July, 2020

Registered on:

Documents and Cover Letter dated 08 July 2020

Drawings:

DPA-011 Rev 06 - Existing Site Location Plan

DPA-011 Rev 06 - Existing Site Location Plan

Approved Floor Plans

1361 PL 100 - Level 0

1361 PL 101 - Level 1

1361 PL 102 - Level 2

1361 PL 103 - Level 3

1361 PL 104 - Level 4

1361 PL 105 - Level 5

1361 PL 106 - Level 6

1361 PL 107 - Level 7

1361 PL 108 - Level 8

1361 PL 109 - Level 9

1361 PL 110 - Level 10

1361 PL 111 - Level 11

1361 PL 112 - Level 12

1361 PL 113 - Level 13

1361 PL 114 - Level 14

1361 PL 115 - Level 15

1361 PL 116 - Level 16

1361 PL 117 - Level 17

1361 PL 118 - Level 18

1361 PL 119 - Level 19

1361 PL 120 - Level 20

1361 PL 121 - Level 21

Third Schedule - Reasons:

1 - It has been demonstrated to the satisfaction of the Local Planning Authority that the use

of 20 Crossharbour Plaza as a boarding house under use class C1 would be lawful

within the meaning of S192 of The Town and Country Planning Act 1990 and does not constitute development which would require the grant of planning permission.