



**Town and Country Planning Act 1990 (as amended): Section 191
Town and Country Planning (Development Management Procedure)
(England) Order 2010: Article 35**

Certificate of lawfulness for an existing use or development

Decision: Certificate of Lawfulness **be issued**

Application No. 15/04593/CE

First Schedule: Application for a Certificate of Existing Lawful Development - to establish that the occupation of the property, as described (including student accommodation), is lawful under the provision of the Prior Approval given on 21 March 2014 for the change of use of all floors from office space, within Use Class B1(a) to residential accommodation falling within Use Class C3 (dwellings).

Second Schedule: Norfolk House , Temple Street, Bristol, BS1 6WG

The council hereby certifies that on **22 September 2015** (the date the application was made), the use/operations described above in the First Schedule, in respect of the land specified in the Second Schedule, and in respect of drawings detailed below, was lawful within the meaning of the Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):-

1. On the basis of the evidence submitted, it is considered, on the balance of probability, that the occupation of the properties, as described (including student accommodation), is lawful under the terms of the associated prior approval (14/00366/COU) and that a Certificate of Lawful Existing Use can therefore be issued.

Plans and drawings

The plans that were formally considered as part of the application are as follows:

P20 Level 0 GA Plan, received 22 September 2015
P21 Level 1 GA Plan, received 22 September 2015
P22 Level 2 GA Plan, received 22 September 2015
P23 Level 3 GA Plan, received 22 September 2015
Change of Use Notice, received 22 September 2015
Appeal Decision, received 22 September 2015
Example Assured Short Tenancy Agreement, received 22 September 2015
P010 Proposed Ground Floor, received 22 September 2015
Planning Statement, received 22 September 2015
Location Plan, received 22 September 2015

Date of Notice: 24.12.15

Advice(s)

- (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 specified in the First Schedule taking place of 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/operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operation, 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 use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operation begun, in any of the matters relevant to determining such lawfulness.