

Application ref: 2023/4350/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 23 January 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

William Tozer Associates
42-44 New House
67-68 Hatton Garden
London
EC1N 8JY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Existing) Refused

Address:
7 Rosecroft Avenue
London
Camden
NW3 7QA

Proposal:
Use of apartment 5a (at No.7 Rosecroft Avenue) as a duplex flat (Class C3)

Drawing Nos: Site location plan, Existing and Proposed floor plans and Elevations,
Survey of main floor A1001, Proposal Electric A1020, Tenancy Agreement 17/09/2013,
Full rewiring certificate 2013, Building Regulations Certificate of Compliance
05/02/2023, Shorthold Tenancy Agreement 22/12/2022.

The Council has considered your application and decided to **refuse** a certificate of lawfulness for the following reason:

Reason(s) for Refusal

- 1 Reason for Refusal -
The information provided by the applicant is deemed insufficient, inconsistent, ambiguous and imprecise. The evidence provided contradicts the council's evidence and the applicant has failed to demonstrate that flat 5A 'on the balance of probability' was in continuous residential use for more than 4 years on the date of the application.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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

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

Daniel Pope
Chief Planning Officer