

Application ref: 2023/0120/P
Contact: Fast Track SC
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Date: 14 March 2024

Development Management
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London Borough of Camden
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Mr Hamid Kamali
569 Finchley Road
London
NW3 7DN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Existing) Refused

Address:

Studio A (Part Rear Ground Floor)
533 Finchley Road
London
Camden
NW3 7BG

Proposal:

Use as residential dwelling for 5 years

Drawing Nos: Location Plan; Ground Floor Plan; Hussein Ali Nagrafi - Assured Shorthold Tenancy - 13/02/2017 - 12/02/2018; Iraj Rezazadeh - Assured Shorthold Tenancy - 13/07/2020 - 17/07/2021; Energy Performance Certificate - Valid until 9/01/2033; Council Tax Band - 5188602 - A - 13/02/2017

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

Reason(s) for Refusal

- 1 The evidence provided fails to sufficiently demonstrate that 'on the balance of probability' Studio A, at rear ground floor level, was used as self-contained flat (Class C3) for a continuous period of four years or more as required under the Act.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer