

Application ref: 2021/2516/P
Contact: Sarah White
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Date: 15 July 2024

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Rich White
Flat 4
Travers House
127 Dalmeny Avenue
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N7 0JJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Proposed) Refused

Address:

Werewolf Beer Ltd
Arch 87 Randolph Street
London
NW1 0SR

Proposal:

Use of site as micro brewery/tap room with tables and chairs in the arch and garden.

Drawing Nos: Statement by Wildstone Planning; Description of works by The Arch Co dated 24/03/2021; Sketches of the premises and proposed layouts (three); Site location plan; Premises Licence PREM-LIC\104134; Examples of brewers around London.

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

Reason(s) for Refusal

- 1 The proposed use of site as micro-brewery/tap room with tables and chairs in the arch and garden would fall under Sui-Generis Class Use. As such, the proposal would be considered a material change in use which constitutes 'development' under Section 55 of the Town and Country Planning Act 1990 (as amended) for which planning permission is required.

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.
- 2 The Applicant is advised that Council's Enforcement Team will be notified of the outcome of this application.
- 3 The Applicant is advised that planning permission is required for the continued operation of the activity on the site. The Applicant is strongly encouraged to seek pre-application advice prior to lodging an application. Information regarding the pre-application advice service can be found here: <https://www.camden.gov.uk/pre-planning-application-advice-small-medium-developments>.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer