

Application ref: 2024/5471/P  
Contact: Fast Track TY  
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Date: 31 January 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Judd Street  
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SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990, Section 191 and 192

### Certificate of Lawfulness (Existing) Refused

Address:  
**273 Eversholt Street**  
**London**  
**NW1 1BA**

Proposal: Use of basement and part ground floor as a single residential unit (Class C3)

Drawing Nos: Site location plan (unnumbered); Existing lower ground and ground floor plans (ref. E-0001); Cover Letter from SM Planning dated 05/12/2024; Statutory Declaration from Mitra Barasagh dated 22/11/2024 (Appendix 1); Statutory Declaration from Farhad Shahidlany dated 26/09/2024 (Appendix 2); Statement of Truth from Amy Nguyen certified 21/02/2024 (Appendix 3).

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

#### Reason(s) for Refusal

- 1 The applicant has provided insufficient evidence to demonstrate that, on the balance of probability, the use of basement and part ground floor as a single residential unit (Class C3) began at least four years prior to the submission of the application, nor that any such use has remained continuous since that time, as required under the Act.

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. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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