

KSLAW LLP  
81 High Street  
Chatham  
Kent  
ME4 4EE

Application Ref: **2013/5495/P**  
Please ask for: **Hilary Cuddy**  
Telephone: 020 7974 **3844**

11 December 2013

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990, Section 191 and 192  
Town and Country Planning (Development Management Procedure) Order 2010

### **Certificate of Lawfulness (Existing) Refused**

Address:  
**Valentinos Cafe**  
**10 Little Turnstile**  
**London**  
**WC1V 7DX**

Proposal:  
Use of premises as mixed use (Sui Generis) including sandwich bar (A1) and café (A3).  
Drawing Nos: Siteplan; Statements No. 1-4 dated 23/08/2013; Documents associated with  
Statement No. 1 including Camden Business Rates Bill dated April 2013; Camden  
Business Rates Bill for period 02/03 dated 02/04/2003; Camden Business Rates Bill for  
period 03/04 dated 02/04/2003; Driver's Licence of Mr Nangialay Khan.

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

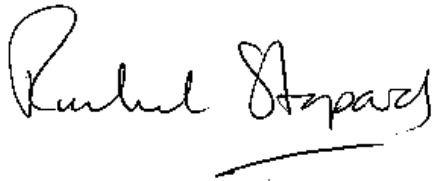
#### **Reason(s) for Refusal**

- 1 The evidence submitted does not demonstrate, on the balance of probability, that  
the existing use of the premises comprises a mixed A1/A3 use and that it has been  
in such a use for 10 years or longer.



Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment

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It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.