

Pennington Philips
16 Spectrum House
32-34 Gordon Road
London
NW5 1LPApplication Ref: **2012/2937/P**
Please ask for: **Craig Raybould**
Telephone: 020 7974 **2060**

7 September 2012

Dear Sir/Madam

DECISIONTown and Country Planning Acts 1990, Section 191 and 192 (as amended by Section 10 of the Planning and Compensation Act 1991)
Town and Country Planning (General Development Procedure) Order 1995**Certificate of Lawfulness (Proposed) Refused**Address:
7 Perrins Court
London
NW3 1QSProposal:
Retention of estate agent (Class A2) at ground floor level and change of use from estate agent (Class A2) to a residential flat at first floor level.

Drawing Nos: Site Location Plan; 5831/05; 5831/06; Statement re application at 7 Perrins Court by Malcolm Cook dated 10/06/2012.

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 change of use constitutes 'development' requiring planning permission for the purpose of Section 55 of the Town and Country Planning Act 1990 (as amended) and does not benefit from 'permitted development' under the criteria set out under Class F of Part 3, Schedule 2 of The Town and Country



Planning (General Permitted Development) Order 1995 (as amended). This is because the proposals include the creation of two new residential flats within the planning unit at No. 7 Perrin's Court.

Informative(s):

- 1 You are advised that it is considered that the site location plan submitted with the application is inaccurate. Please see the officer report for more details.

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