

ELA Design  
10 Church Lane  
Wormley  
Herts  
EN10 6JT

Application Ref: **2012/0713/P**  
Please ask for: **John Nicholls**  
Telephone: 020 7974 **2843**

18 May 2012

Dear Sir/Madam

## **DECISION**

Town 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 (Existing) Refused**

Address:  
**37 Brecknock Road**  
**London**  
**N7 0BT**

Proposal:  
Use of second floor level as dental surgery (Class D1).  
Drawing Nos: Site Location Plan; Drawing No(s) (Prefix ELA/1b; 1c; 1d)

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 failed to adequately demonstrate, on the balance of probability, that the second floor has been in use as a dental surgery (Class D1) for a period of 10 or more years preceding the date of the application.



Informative(s):

- 1 The applicant is advised that the Council's planning records indicate that the upper floors were in residential use as in 2003 and 2004. In addition, the upper floors were registered for Council Tax purposes until 2005.

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