

Mr Joel Grey
11 Blenheim Mews
Shewley
Hertfordshire
WD7 9LL

Application Ref: **2010/1154/P**
Please ask for: **Anette de Klerk**
Telephone: 020 7974 **5117**

14 May 2010

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:
Reids Buildings
92 Leather Lane
London
EC1N 7TT

Proposal:
Existing use of building on 1st-4th floors as 10 self contained residential units (Class C3).

Drawing Nos: Site Location Plan; Ground Floor Plan; First Floor Plan; Second Floor Plan; Third Floor Plan; Fourth Floor Plan; Tenancy Agreements associated with flats 1, 1A, 2, 3, 4, 5, 6, 7, 8 & 9.

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

Reason(s) for Refusal

- 1 Inconclusive evidence has been submitted to demonstrate on the balance of probability that use of the property as 10 self-contained flats began more than 4 years before the date of this application.



Informative(s):

- 1 You are advised that insufficient evidence has been provided to show that flat nos 6,7,9 have been continuously used for over 4 years. You are advised to resubmit an application for all flats, with supplementary evidence such as statutory declarations, utility bills, builders invoices etc. for these 3 specific flats, to demonstrate that all units have been used as selfcontained flats for a continuous period of four years.

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