

Mr Joel Gray
11 Blenheim Mews
Shenley
Hertfordshire
WD7 9LL

Application Ref: **2010/1465/P**
Please ask for: **Connie Petrou**
Telephone: 020 7974 **5613**

11 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:
**40 Gray's Inn Road
London
WC1X 8LR**

Proposal:
Certificate of lawfulness for 2 x existing studio flats on the second and third floor levels and 1 x two bedroom self contained residential flat on the fourth floor level (Class C3).

Drawing Nos: Site location plan; Ground floor 10/03/10; First floor 10/03/10; Second floor 10/03/10; Third floor 10/03/10; Fourth floor 10/03/10; Roof 10/03/10; Tenancy agreements 2nd, 3rd, 4th floor flats.

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

Reason(s) for Refusal

- 1 Insufficient evidence has been submitted to demonstrate that on the balance of probability the accommodation mix has been used for a continuous period of 4 or more years.



Informative(s):

- 1 You are advised that while a roof top terrace is shown on the submitted plans there is no record of this being granted planning permission. An enforcement investigation has therefore been commenced to look into this.

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