

Robin Bretherrick Associates
Woodbank,
The Ridgeway,
Gerrards Cross,
Buckinghamshire,
SL9 8NP

Application Ref: **2010/1131/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 5117

15 April 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 (Proposed) Refused

Address:
**17 College Crescent,
London,
NW3 5LL**

Proposal:
Conversion of 9 non self-contained residential units (9 bedsits with shared bathrooms) (HMO) at first, second and third floor level to 9 self-contained studio flats (Class C3).

Drawing Nos: 0905/L1; 0905/EX1A; 0905/PX2; Statutory declaration from Gordon James Brodie dated 07/10/2009; Two excerpts from JPEL (ref AAP/G/90/N1405/1 and T/APP/C/93/T5150/630021) and documentation (plans, decision notice) relating to Certificate of Lawful Use or Development decision from London Borough of Westminster dated 07/11/2006.

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

Reason for Refusal

- 1 The proposed works of conversion from Housing in Multiple Occupation (HMO) to



self-contained residential flats would result in a material change of use of the building. The proposed change of use is considered to fall within the 'meaning of development' as defined by the Town and Country Planning Act 1990.

Informative:

- 1 You are advised that planning permission would be required to convert the accommodation to self contained flats. Policy H6 of the Unitary Development Plan 2006 states that the Council will not grant planning permission for a change of use or conversion that would result in the loss of housing in multiple occupation of an acceptable standard unless it is replaced by permanently available affordable housing.

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