

Franklands Solicitors
231a Kentish Town Road
London
NW5 2JT

Application Ref: **2009/5605/P**
Please ask for: **Katrina Christoforou**
Telephone: 020 7974 **5562**

19 January 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:
285 - 287 Kentish Town Road
London
NW5 2JS

Proposal:
Existing use of basement and ground floors as a mixed use (Sui Generis) comprising hot food take-away (Class A5) and restaurant/cafe (Class A3) .

Drawing Nos: Drawing numbers 122/1 and 122/2 dated December 2003; Land Registry title details; Exhibit CMP4 (including 26 attachments) dated 23/11/09; Fourth Affidavit of Constantinos Michael Patsalides dated 23/11/09.

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

Reason(s) for Refusal

- 1 The evidence submitted fails to demonstrate that on the balance of probability the premises has been in a mixed use (Sui Generis), comprising a restaurant/cafe (Class A3) and a hot food take-away (Class A5), for a period of at least 10 years prior to the submission of this application.



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