

E.M. Pick Planning  
Golders Manor Drive,  
London,  
NW11 9HT

Application Ref: **2009/5195/P**  
Please ask for: **Richard Kirby**  
Telephone: 020 7974 **5142**

23 December 2009

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:  
**11 Charlotte Place,  
London,  
W1T 1SJ**

Proposal:  
Conversion of 5 non self-contained residential units (HMO) on first, second and third floor level to 3 self-contained residential flats (Class C3).

Drawing Nos: Site Location Plan; First Floor Existing; Second Floor Existing; Third Floor Existing; Ground Floor Proposed; First Floor Proposed; Second Floor Proposed; Third Floor Proposed (all drawings dated 28/04/08); Statutory Declaration by Malcolm Victor Morgan dated 04/11/09; Statutory Declaration by Melvin Hager dated 04/11/09; and Letter from Eversley's dated 4th November 2009.

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

#### Reason(s) 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(s):

- 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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