

Franklands Solicitors
231A Kentish Town Road
LONDON
NW5 2JT

Application Ref: **2008/4577/P**
Please ask for: **Laura Swinton**
Telephone: 020 7974 **5117**

10 March 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 (Existing) Granted

The Council hereby certifies that on the 02 December 2008 the use described in the First Schedule below in respect of the land specified in the Second Schedule below, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Use of the basement and ground floor for restaurant/café (Class A3).

Drawing Nos: 122/1, 122/2; Affidavit of Constantinos Michael Patsalides; Second Affidavit of Constantinos Michael Patsalides; Title Deed by the Land Registry; London Borough of Camden business rates bills dated 23/06/1998, 15/12/1999, 13/03/00, 13/03/01, 14/03/02, 10/03/04, 05/03/07, 10/03/08; London Borough of Camden business rates final reminder notice dated 06/01/00; invoice from M & K Catering Equipment Limited dated 04/06/1998; invoice from Kent Retail Service Limited dated 22/07/1998; Notice of Alteration of the 1995 Rating List from the Validation Office dated 23/11/1999; business rate payment cheques dated 03/01/00, 07/04/03, 01/09/05; letter from More Than dated 28/10/08; statement from Charles Edward Rowell dated 20/10/08; statement from David King dated 24/10/08; statement from Nick Mavrides dated 4/11/08;



Second Schedule:
285 - 287 Kentish Town Road
London
NW5 2JS

Reason for the Decision:

- 1 The restaurant/cafe use (Class A3) began more than ten years before the date of this application.

Informative(s):

- 1 You are advised that this decision for a Lawful Development Certificate only relates to the Class A3 use of the property on the basis that the existing take-away use is considered ancillary to the main restaurant/cafe use (Class A3). Any independent or substantial Class A5 takeaway use at this premises would require a separate planning permission for change of use.

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