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RECEIVED 22 OCT 2003

Application Ref: **2003/1075/P**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: 020 7974 2537

22 October 2003

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: **1 Crestfield Street**  
**London**  
**WC1H 8AU**

**Proposal:** Use of building for hotel purposes.

**Drawing Nos:** 03043-15 and 03043-01 to 06

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

#### Reason(s) for Refusal

- 1 There is not sufficient evidence to support that the use, operation or activity as an hotel was existing before the use of the building by NODA as administrative offices begun in 1953.

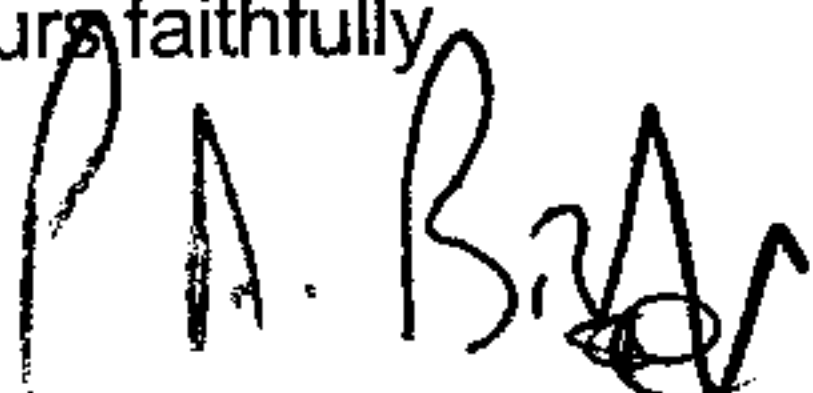


Informative(s):

- 1 The applicant is advised that according to the Camden UDP 2000 policies it is considered that the most suitable use for the building, given its constraints as a grade II listed building within the Bloomsbury Conservation Area, would be as a single residential dwelling-house in order to protect its setting and historic character.
- 2 The applicant is advised that even if it was proven that the 'established use' in 1953 was a guest house, the applicants would not have the right to revert to the guest house use, because planning case law has established that section 57(2) of the Town & Country Planning Act 1990 does not extend to 'unlawful' but established uses. This means that if the 1953 guest house use did not have the benefit of planning permission (but had arisen because of established use) then there would not be a right to revert to it.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Environment Department

(Duly authorised by the Council to sign this document)



Application No: 2003/1075/P

1 Crestfield Street London WC1H 8AU

Scale:  
1:1250

Date:  
23-Oct-03



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