

Miss Emily Rickards  
29 Linton Street  
London  
N17 DU

Application Ref: **2014/2189/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

30 June 2014

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990, Section 191 and 192

#### **Certificate of Lawfulness (Existing) Refused**

Address:  
**62 Falkland Road**  
**London**  
**NW5 2XA**

Proposal:  
The use of the property as HMO for the provision of 6 x 1Bed flat on the first, second and third floors.

Drawing Nos: Site Location Plan; Drawing number 19948 and Assured Shorthold Tenancy for room 3A dated Monday 9th September 2013 for a fixed term of 12 months expired 8th September 2014; Assured Shorthold Tenancy for room 2A dated Monday 4th October 2013 for a fixed term of 12 months expired 3rd October 2014; Assured Shorthold Tenancy for room 3B dated Sunday 15th September 2013 for a fixed term of 12 months expired 14th September 2014; Assured Shorthold Tenancy for room 4A for 8months from Thursday 2nd January 2014 – 1st September 2014; Assured Shorthold Tenancy for room 2B dated Saturday 24th September 2011 for a fixed term of 12 months expired Sunday 23rd September 2012; Assured Shorthold Tenancy for room 4B dated Monday 9th September 2013 for a fixed term of 12 months expired 8th September 2014.



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

Reason(s) for Refusal

- 1 Insufficient evidence has been submitted to demonstrate that on the balance of probability, the first, second and third floors has been used as 6 non-self contained residential units which form part of an HMO (Class C4) for a continuous period of 10 or more years.

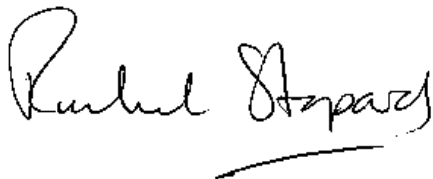
Informative(s):

- 1 You are advised to view a copy of the officer's report relating to this decision which will provide you with more information as to why the certificate has been refused.
- 2 Please be advised that the Council's Planning Enforcement Team have been contacted to investigate whether a breach of planning control is taking place at the building.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment