

Date: Wednesday, 24 July 2013
Our Reference: RS/PE/EN13/0802
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Please quote our reference in any correspondence

TIMOTHY GERALD NAYLOR
Garden maisonette
69 Agar Grove
NW1

Dear Mr Naylor,

Town and Country Planning Acts 1990 (as amended)
Garden maisonette, 69 Agar Grove, NW1

It has come to our attention that an unauthorised material change of use may have taken place, from permanent residential accommodation to use as temporary sleeping accommodation, which is also known as 'short term letting'. This is defined in the Greater London (General Powers) Act 1973 (as amended) as essentially being the use of residential premises as sleeping accommodation which is occupied by the same person/people for periods of less than 90 days.

Changes of use from permanent residential accommodation requires prior grant of planning permission from the Council, which has not been obtained. In my view, retrospective planning permission is unlikely to be obtained as it is one of the Council's over-arching planning policies to prevent the loss of permanent residential accommodation.

You are advised that the use of the property as a short term let should cease within 21 days from the date of this letter. Please also ensure it is either removed from any websites advertising the property as a 'short term let' or ensure that such advertisement are amended to confirm the property is not available for periods or 90 days or less.

In the circumstances I must warn you that the Council has a range of enforcement powers that may be used to secure the cessation of any unlawful use taking place. These powers include the issue of an enforcement notice, which is served on all interested parties including mortgagees. When issued the notice appears as a Local Land Charge against the property.

I would be grateful if you could contact me as soon as possible in order to confirm your intended course of action. Please do not hesitate to contact me if you have any comments or questions.

Yours sincerely

A handwritten signature in black ink, appearing to read "Elizabeth Beaumont".

Elizabeth Beaumont
Planning Enforcement Officer
Appeals and Enforcement

