

Mr. Cohan Zedek  
55 Stoke Newington High Street  
London  
N16 8BT

Application Ref: **2014/5188/P**  
Please ask for: **Sam Watts**  
Telephone: 020 7974 **6552**

20 October 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990, Section 191 and 192

### **Certificate of Lawfulness (Existing) Refused and Warning of Enforcement Action to be Taken**

Address:

**Mamma Mia**  
**296 Kentish Town Road**  
**London**  
**NW5 2TG**

Proposal:

Use of premises as cafe/restaurant (Class A3).

Drawing Nos: Site location plan, 1 x bank balance letter for the period 09/01/2004 - 09/02/2004,

1 x cheque from The Moorcroft Group to Mamma Mia restaurant dated 23/06/2006,

1 x cheque dated 17/02/05, 1 x walking possession agreement letter dated 19/03/2008,

1 x seizure of goods notification dated 19/03/2008, 1 x overdue fee require letter dated 22/05/2005,

3 x bailiff letters dated 26/03/2008, 05/08/2008 and 10/07/2008,

1 x council tax letter for financial year 2009/2009 dated 17/03/2009, 1 x letter from British gas dated 12/07/2004 1 x letter from BT dated 29/07/2004, 1 x letter from BT dated 11/07/2004

2 x Mamma Mia menus.



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

Reason(s) for Refusal

- 1 The evidence submitted does not demonstrate, on the balance of probability, the premises has been in use as an A3 use for at least 10 years.

**ENFORCEMENT ACTION TO BE TAKEN**

The Director of Culture and Environment will instruct the Head of Legal Services to issue an Enforcement Notice alleging a breach of planning control.

You can find advice about your rights of appeal at:

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

Yours faithfully



Ed Watson  
Director of Culture & Environment