

Rolfe Judd Planning  
Old Church Court  
Claylands Road  
London SW8 1NZ  
United Kingdom

Application Ref: **2015/1814/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 4908

22 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990, Section 191 and 192

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

Address:

**Admiral Mann**

**9-9a Hargrave Place London London Camden N7 0BP**

Proposal:

Use of the ground floor and basement as a retail shop (Use Class A1).

Drawing Nos: Cover letter (Re: Former 'Admiral Mann' Public House, 9-9a Hargrave Place, London N7 0BP Planning Portal Reference: PP-04078495) dated 26/03/2015; Letter (Re: Former 'Admiral Mann' Public House, 9-9a Hargrave Place, London N7 0BP Reference: 2015/1814/NEW) dated 08/05/2015; Letter (Admiral Mann Public House - Certificate of Lawfulness (Ref: 2015/1814/P) dated 05/06/2015; Previous layout as public house basement and ground floor plans (drawing no. GAL 220 (PC) 003); Existing plans site plans (drawing no. GAL 220 (PC) 003); Roland Construction Ltd Invoice no. rc/0228 dated 19/03/2015; Email from Josh Moore to Pauline Cole dated 23/03/2015; Email from Josh Moore to ratinglondon@voa.gsi.gov.uk dated 23/03/2015; Shop, Pub and Restaurant insurance policy schedule from Maltings Insurance dated 20/03/2015; Photographic Schedule; Email from Josh Moore to Robert Winkley (showing email trail with Pauline Cole) dated 08/05/2015; Business Rates Bill dated 19/05/2015; Statutory Declaration of Mr Yakov Yosef Cohen dated 15/06/2015 and Statutory Declaration of Mr Mark Anthony Edward Richmond.



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 provided by the applicant is not deemed to be sufficiently precise and unambiguous to demonstrate that 'on the balance of probability' the use of the basement and ground floors was retail (A1) on 23/03/2015.

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 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment