

RCKa Architects
29-31 Cowper Street
London
EC2A 4AT

Application Ref: **2016/5940/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

20 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Existing) Refused

Address:
4 Emerald Street
London
WC1N 3QA

Proposal:
Use of building as 5 self-contained residential units (within Use Class C3).

Drawing Nos: ST-PL-001 and Supporting Information - Document Reference 1662-PL-DOC-001, EDL Energy pre-payment statement for basement flat, dated 16th September 2011.

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

Reason(s) for Refusal

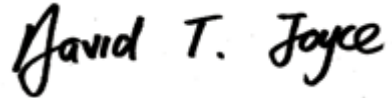
- 1 The information provided fails to sufficiently demonstrate that 'on the balance of probability' the building has existed as 5 self-contained residential flats for a period of more than 4 years as required under the Act.



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 that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Executive Director Supporting Communities