

Rolfe Judd Planning Ltd
Old Church Court
Claylands Road
The Oval London
SW8 1NZ

Application Ref: **2016/6726/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

11 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Existing) Refused

Address:

**58-60 Marchmont Street
London
WC1N 1AB**

Proposal:

Use of basement and ground floor for a mixed use (Class Sui Generis) comprising retail and restaurant uses.

Drawing Nos: Planning cover letter dated 7th December by Rolf Judd, Drawings; 0004/MS58&60/E/0, E01B, E02B. A Statutory Declaration from the leaseholder of Alara, Parvaneh Khosravi dated 17th October 2016, Statutory Declaration from the previous owner of Alara, Alexander George Smith dated 17th October 2016, Statutory Declaration from the Accountant for Alara, Saeed Ferdos dated 18th October 2016,, Statutory Declaration from Ian Broderick dated 17th October 2016, Statutory Declaration from Ms Vilma Maano dated 17th October 2016, Dated photographs of the frontage of 58-60 dating from 2008-2016. Screenshots of online reviews written by customers of Alara. Invoices for fresh produce and kitchenware ordered to Alara for years 2010, 2013 and 2016. Site location plan outlining the application site, a site plan and a ground floor layout plan.

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

Reason(s) for Refusal



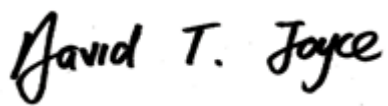
1 Reason for Refusal

The evidence submitted does not demonstrate, on the balance of probability, that the unit has been used as a mixed use (Class Sui Generis) comprising retail and restaurant continually for the duration of the past 10 years.

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, slightly slanted style.

David Joyce
Executive Director Supporting Communities