

Town Planning Experts
The Sanderson Centre
Lees Lane
Gosport
PO12 3UL

Application Ref: **2016/5621/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

11 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Existing) Refused

Address:

**2 and 3 Wildwood Grove
London
NW3 7HU**

Proposal: Use of 2 and 3 Wildwood Grove as one single dwellinghouse

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

Reason for Refusal

- 1 Insufficient evidence has been submitted to demonstrate that on the balance of probability the two houses have been used as a single dwellinghouse for a continuous period of 4 or more years.

Informative(s):

- 1 An application for a Certificate of Lawfulness of Existing Use is not considered to be the appropriate mechanism to consider the submitted material which focuses on the whether a proposed use is development; however the local planning authority has assessed the materiality of the proposed change and concluded that planning permission is required.



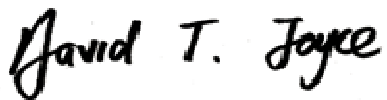
In the event that you are considering an appeal against this decision you are advised to first submit an application for Certificate of Lawfulness for Proposed Development.

In any event it is likely that a planning application for the change of use from two dwellings into one would be acceptable.

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 initial 'D' and 'J'.

David Joyce
Executive Director Supporting Communities