

HK Architects
110 Station Road
Barnet
Herts.
EN5 1QA

Application Ref: **2016/5356/P**
Please ask for: **John Nicholls**
Telephone: 020 7974 **2843**

13 March 2017

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:
86A Plender Street
London
NW1 0JN

Proposal:
Use as 4 studio units (Class C3) at 1st and 2nd floor levels.

Drawing Nos: Site location plan; undated and un-numbered "existing plan"; supporting evidence including tenancy agreements and affidavit dated 29/09/2016 and marketing information dated 2009.

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

Reason(s) for Refusal

- 1 The applicant has provided insufficient evidence to prove in accordance with Section 191 of the Town and Country Planning Act 1990 that on the balance of probability the upper floors of the building have been in continuous use as 4 self-contained residential flats for a period of 4 years as required under the Act.



Informative(s):

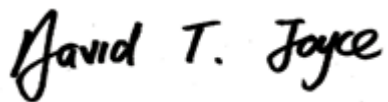
1 ENFORCEMENT ACTION TO BE TAKEN

You are advised that formal enforcement action is likely to be taken in relation to the unauthorised use of the building as short term lets.

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'.

David Joyce
Director of Regeneration and Planning