

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2018/1254/P	Linus Rees	Fitzrovia Neighbourhood Association 39 Tottenham Street London W1T 4RX	26/04/2018 13:25:16	OBJ	<p>Our association strongly objects to a change of use from permanent self-contained accommodation to use as an apart-hotel because it would mean a loss of residential accommodation and against policy as stated in Camden's Local Plan, the London Plan, and the National Planning Policy Framework.</p> <p>The applicant states flats 1, 2, and 3 have been in use as an apart-hotel continuously for more than 10 years. We however find that this is not correct.</p> <p>The three flats are currently listed for council tax on the VOA register at Council Tax Band D. There is no record of the flats listed with a business rates valuation.</p> <p>Furthermore, a check of the current electoral register reveals that two people are registered to vote at the first floor flat.</p> <p>The applicant relies on statements by people making assertions about the use of the apartments, yet provides no hard documentary evidence from reputable sources to support their application.</p> <p>We find it probable that the flats have been used from time to time for short stays -- as is quite common in central London -- but we find no evidence to suggest they have been used for short-stays for a continuous period of 10 years or more.</p> <p>The applicant has failed to meet the test of "the balance of probability" to support a certificate of lawfulness.</p> <p>The government record states the flats are in residential use.</p> <p>For the reasons stated above we recommend that the application be refused.</p>