

Northwood Carter Ltd.
Symal House
423 Edgware Road
London
NW9 0HU

Application Ref: **2018/2338/P**
Please ask for: **Ben Farrant**
Telephone: 020 7974 **6253**

23 July 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Existing) Refused

Address:
Second Floor
5 Rosemont Road
London
NW3 6NG

Proposal: Use of second floor as 1 x 1 bed self-contained flat.

Drawing Nos: 18-12-002, 18-12-003, Estate agent details of the property dated 1993 (unnumbered) & Signed 15 year lease dated 14/07/2006 referencing 'Ground floor entrance first floor office and second floor residential studio' (unnumbered)

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

Reason(s) for Refusal

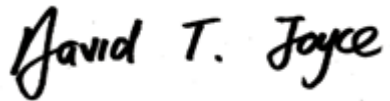
- 1 The evidence provided fails to sufficiently demonstrate that 'on the balance of probability' the second floor of 5 Rosemont Road was used as 1 x 1 bed self-contained flat (Class C3) for a continuous period of four years or more as required under the Act.



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, slightly slanted style.

David Joyce
Director of Regeneration and Planning