

Planning Direct  
Felaw Maltings  
44 Felaw Street  
Ipswich  
IP2 8SJ

Application Ref: **2018/2934/P**  
Please ask for: **Stuart Clapham**  
Telephone: 020 7974 3688

7 August 2018

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990, Section 191 and 192

### **Certificate of Lawfulness (Existing) Refused**

Address:  
**18 Acton Street**  
**London**  
**WC1X9ND**

Proposal:  
Use of ground floor and first floor of 18 Acton Street as C3 (Residential)  
Drawing Nos: PP-101 (includes Site Location Plan), Planning Statement (dated 20/06/2018)

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

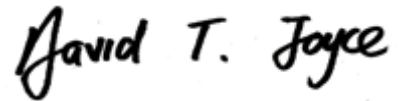
The evidence provided fails to sufficiently demonstrate that 'on the balance of probability' the ground and first floor of 18 Acton Street was used for residential purposes (Class C3) for a continuous period of four years or more as required under the Act.



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