

Application ref: 2018/0530/P
Contact: Tony Young
Tel: 020 7974 2687
Date: 27 September 2018

Development Management
Regeneration and Planning
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UK Surveyors Ltd
Office 14
Grosvenor Court
Lea Hall Enterprise Park
Rugeley
WS15 1LH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Existing) Refused

Address:

**140 Regent's Park Road
LONDON
NW1 8XL**

Proposal:

Use of the premises as Class A3 restaurant.

Drawing Nos: Site location plan; 003927; Invoices (various) from Russell Hume Ltd. with photographs (dated between 30/01/2007 and 25/11/2016); Extracts (various) from online reviews (dated between 14/12/2008 and 24/04/2016); Examples (x3) of food and drink menus (undated); Kitchen Extract Ductwork System Clean Certificate (dated 29/09/2010); Kitchen Extract System document (front cover) from Aircover (dated September 2010); Letter from Aircover (dated 11/10/2010); Invoice from Graffters Ltd. ref. 104659/C164 (dated 30/11/2010).

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 by the applicant is not sufficiently precise and unambiguous to demonstrate that 'on the balance of probability' the Class A3 use has been in continuous existence for a period of 10 years or more before the date of this application.

Informative(s):

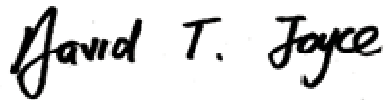
1 PLANNING ENFORCEMENT:

The applicant is advised that the property remains subject to an enforcement investigation regarding the non-permitted change of use from Class A1 (retail) to Class A3 (restaurant). The applicant is advised that the Council has powers to take formal action should the property not revert to its authorised use within 3 months of the date of this decision notice.

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