

Application ref: 2018/5135/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Date: 25 March 2019

Development Management
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PPM Planning Limited
185 Casewick Road
West Norwood
London
SE270TA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Existing) Refused

Address:
42 Fordwych Road
London
NW2 3TG

Proposal:

Use of part of the property (excluding the first-floor rear flat) as three self-contained dwellings comprising; a two-bedroom flat at ground floor, a one-bedroom flat at first floor (to the front of the property), and a one-bedroom flat on the second (top) floor.

Drawing Nos: Site Location Plan LOC.00, EX01, EX02, EX03, EX04, EX05, EX06, EX07, EX08.

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 is not sufficiently precise and unambiguous to sufficiently demonstrate 'on the balance of probability' that the two-bedroom flat on the ground floor, the one-bedroom flat on the first floor (at the front of the property), and the one-bedroom flat on the second (top) floor, have existed as self-contained residential units (Class C3) for a continuous period of 4 years or more, as required under the Act.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer