

Application ref: 2019/1915/P
Contact: Adam Greenhalgh
Tel: 020 7974 1265
Date: 31 July 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

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Beamish Planning Consultancy
94 Chatham House
Racecourse Road
Newbury
RG14 7GJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Existing) Refused

Address:
200 Shaftesbury Avenue
London
WC2H 8JL

Proposal: Use as restaurant (Class A3) and hot food takeaway (Class A5)

Drawing Nos: Existing floor plans (00), Takeway Menu (Aziz Mangal), Statutory Declaration of Hamza Boyraz (29/03/2019)

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' a mixed A3/A5 use has been in continuous existence for more than 10 years.

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 centered on the page.

Daniel Pope
Chief Planning Officer