

Application ref: 2019/2873/P
Contact: John Diver
Tel: 020 7974 6368
Date: 25 November 2019

Development Management
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Magenta Planning Limited
6 Rowben Close
Totteridge
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Existing) Refused and Warning of Enforcement Action to be Taken

Address:
8-9 Spring Place
London
NW5 3ER

Proposal:

Continued use of the property as 30 residential dwellings (Class C3)

Drawing Nos: Chronology of events report (not named, dated or signed); Statutory declaration by Morris Finlay dated 12th April 2019; Statutory declaration by Andrew Rowlands dated 12th April 2019 (exhibiting letter dated 28th March 2019); Letter from Waldemar Kucinski, Lift Engineer, dated 28th March 2019; Site Location Plan (no.P/101); 'As built' ground floor plan; 'As built' first floor plan; 'As built' second floor plan.

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

Reason(s) for Refusal

- 1 The applicant has provided insufficient evidence to demonstrate that, on the balance of probability, the premise was converted into no.30 self-contained dwellings (Use Class C3) at least four years prior to the submission of the application (03/06/2015) nor that the use of the thirty dwellings has remained in continuous use since this time, in accordance with Section 191 of the Town and

Country Planning Act 1990.

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer