

Application ref: 2021/0517/P  
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Date: 29 March 2021

**Development Management**  
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Henry Planning Ltd  
163 Church Hill Road  
East Barnet  
EN4 8PQ

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:

**Flat 1**  
**12 Platt's Lane**  
**London**  
**NW3 7NR**

Proposal:

Continued use of the ground floor as two self-contained dwellings (Class C3).

Drawing Nos: LP-01; ground floor plan and planning statement

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 demonstrate on the balance of probability that the ground floor has existed as two self-contained residential units (Class C3) for a continuous period of 4 years or more prior to the date of the application, 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.

## **ENFORCEMENT ACTION TO BE TAKEN**

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer