



APPLICATION REFERENCE:
2022/5295/P

APPLICATION SUBMITTED:
02/12/2022

267 Eversholt
Street,
London,
NW1 1BA



8-10 Silver Street,
Enfield EN1 3ED

Info@adplondon.co.uk

02083677479

www.adplondon.co.uk

CONTENTS:

- 1.0 Introduction
- 2.0 The Site, Its Surroundings and the Appeal Development
- 3.0 Appellants Case



8-10 Silver Street,
Enfield EN1 3ED

[Info@adplondon.co.uk](mailto:info@adplondon.co.uk)

02083677479

www.adplondon.co.uk

1.0 Introduction

1.1

We are instructed in this matter by Mr Hasan Yaman (the Appellant) to carry out an appeal against Camden Council relating to:

"Certificate of Lawfulness for existing use as 5 flats."

267 Eversholt Street, London, NW1 1BA ('the Site').

1.2

This appeal is based on the terms of non-determination for our application "REF: 22/02566/FUL".

2.0 The Site, Its Surroundings and the Appeal Development

2.1

The proposed site contains a terrace house located on Eversholt Street. The dwelling is four storey. The dwelling has a ground floor rear extension which is currently being used as a roof terrace.

This application is for the lawful use of 5 flats.

2.2

The site is situated within a residential street, featuring a number of similarly sized dwelling houses. The area has good services by public transport with public bus and underground station.

2.3

The building on the site is not listed and the site is not located within any Conservation Area or Family Housing Protection zone.

2.5

The site is currently being used as flats for over 4 years now and through this application, the appellant aimed to register these flats under lawfulness. Please see Appendix C for pictures of flats.

2.6

Within our application we have provided an extensive amount of evidences regarding each flat. These included tenant evidences and landlord evidences for the property.

3.0 Appellants Case

3.1

Within this statement we will be addressing why we are submitting this appeal under non-determination.

3.2

It is apparent that the council are not able to proceed with our application regarding a providing us a decision. This application was first submitted at the start of December 2022.

3.3

Our client has now waited an extended amount of time, we have no other choice but to put through an appeal for non-determination. This is an unacceptable how our application has been treated and although we have respected the workload of Camden Council until now, we cannot wait any longer.

3.4

I would like to also emphasize that this application was submitted last year in December, it has now been 8 months and we still have not determination on the application.

3.5

This application was initially submitted on the 2/12/22, our first response from our case officer Sonia Cupid was on 21/03/2023. From the date of submission to present we have sent a total of 35 emails to Camden council, Sonia Cupid and her manager Jenna Litherland.

Till this date we have still not received a validation letter, even though Jenna Litherland had stated via email herself that the application is validated and also Sonia Cupid had written that she will validate it.

Further to this Jenna had requested a site visit and demanded it to take place hours after her email had been sent, although I had responded to her that we cannot do the requested date and time, as we need to notice the tenants at least 24 hours beforehand.

Upon this we was finally able to once again get in contact with Jenna Litherland via telephone conversation to organize the site visit that was requested by herself 6 weeks prior.

3.6

TIMELINE

Below showcases the amount of emails that was sent and received by the council regarding our application and the duration it has taken to reach the site visit. All emails have been downloaded and will be attached along with this letter.

SUBMISSION OF APPLICATION

2/12/22

- ADP London to Council (Email sent) 16/12/2022
- Council to ADP London (Email received) 19/12/2022
- ADP London to Council (Email sent) 19/12/2022
- ADP London to Council (Email sent) 22/12/2022
- ADP London to Council (Email sent) 04/01/2023
- Council to ADP London (Email received) 06/01/2023
- ADP London to Council (Email sent) 12/01/2023
- ADP London to Council (Email sent) 20/01/2023
- Council to ADP London (Email received) 20/01/2023
- ADP London to Council (Email sent) 24/01/2023
- ADP London to Council (Email sent) 26/01/2023
- ADP London to Council (Email sent) 01/02/2023
- ADP London to Council (Email sent) 06/02/2023
- ADP London to Council (Email sent) 21/02/2023
- ADP London to Council (Email sent) 27/02/2023
- ADP London to Council (Email sent) 10/03/2023
- ADP London to Council (Email sent) 13/03/2023
- ADP London to Council (Email sent) 13/03/2023
- ADP London to Council (Email sent) 17/03/2023

FIRST COMMUNICATION FROM CASE OFFICER (Sonia Cupid)

21/03/2023

- ADP London to Council (Email sent) 22/03/2023
- Council to ADP London (Email received) 22/03/2023
- ADP London to Council (Email sent) 24/03/2023
- ADP London to Council (Email sent) 27/03/2023
- ADP London to Council (Email sent) 27/03/2023
- Council to ADP London (Email received) 29/03/2023
- ADP London to Council (Email sent) 29/03/2023



REQUEST FOR SITE VISIT (Jenna Litherland)
30/3/2023

- ADP London to Council (Email sent) 31/03/2023
- ADP London to Council (Email sent) 31/03/2023
- Council to ADP London (Email received) 31/03/2023
- Council to ADP London (Email received) 31/03/2023
- ADP London to Council (Email sent) 03/04/2023
- ADP London to Council (Email sent) 04/04/2023
- Council to ADP London (Email received) 04/04/2023
- ADP London to Council (Email sent) 11/04/2023
- ADP London to Council (Email sent) 12/04/2023
- ADP London to Council (Email sent) 17/04/2023
- ADP London to Council (Email sent) 24/04/2023
- ADP London to Council (Email sent) 02/05/2023
- ADP London to Council (Email sent) 04/05/2023
- ADP London to Council (Email sent) 10/05/2023
- Council to ADP London (Email received) 11/05/2023
- ADP London to Council (Email sent) 11/05/2023

UNANNOUNCED SITE VISIT FROM ENFORCEMENT OFFICER 11/05/2023

- ADP London to Council (Email sent) 11/05/2023
- ADP London to Council (Email sent) 12/05/2023
- ADP London to Council (Email sent) 15/05/2023
- Council to ADP London (Email received) 15/05/2023

SITE VISIT
16/05/2023

Since this date the council had decided to validate the application in June, but did not provide us with a validation letter.

Please see Appendix A for all 35 emails sent to the LPA which consists of us reminding the council of our application and trying to get a response on the progress of our application. Appendix B also showcase the 13 emails received by the council regarding this application, which mainly consists of automated emails or repetitive emails which did not progress the application.

3.7

Camden Council has said via email that the application had been validated in June 2023 and the application should be determined by 13th July 2023. This is just unacceptable, as we have already waited 8 months for the application to be determined. Why are we in a further wait? There is no real reason for us wait additional time.

Within these circumstances we have come to a conclusion that the council is in a habit where they are delaying our application to gain time for their own backlog. It is now apparent that going through an appeal for non-determination will be much more sufficient.