

Supporting Statement

18 Raveley Street, NW5 2HU.

This Statement accompanies an application for a Certificate of Lawful Existing Use for use of the above property as 3 self-contained flats.

The property is located on the north side of Raveley Street, close to its junction with Lupton Street. The property is a substantial mid terrace house and exists on lower ground, ground, first and second floors with additional accommodation within the loft space.

The planning history, on the Council's website, shows that in 1978 a temporary permission was given for the basement of the house to be used as 'a doctor's surgery'. The application form indicates that the house was then "a private dwelling".

The property has been converted into 3 self-contained flats has been so used continuously since the conversion. We submit evidence, as listed below, to confirm that the use as flats commenced more than four years ago and has been so used to the present day.

The accommodation is arranged as follows:-

Flat 1. Three bedroom unit on lower ground and ground floors.

Flat 2. One bedroom unit on first floor.

Flat 3. Two bedroom unit on second and third (loft) floors.

The precise locations and layouts of the three flats are shown on the submitted drawing A-01. Each flat has its own front door, off the hall or a landing, and is fully self-contained, with its own kitchen, bathroom and WC facilities. This is shown on the submitted drawing. There are no shared facilities within the property.

All the flats are privately let by Mr Misra (the property owner and applicant) and evidence is submitted that such lettings, in the form of Assured Shorthold Tenancy Agreements, have existed from at least 2008.

Submitted as evidence of the existence of the flats for the requisite period of time are the following documents:-

- Copies of Tenancy Agreements for all three flats dated 2007 and 2008.
- Copies of Corgi Gas Safety Certificates for the three flats and a fire alarm commissioning certificate dated 2004, together with letters from Camden Council's Environmental Health Team (Mr John Pullen) dated 16.12.2004 confirming that he had visited the property on 15.12.2004 and found it to be satisfactory.

- Letter dated 1.5.2005 from Mr Misra to Mr Clark at the Camden Council Tax office confirming the names of the tenants of the three flats at 18 Raveley Road who were then responsible for paying Council Tax. That letter asks that the tenants be notified of the arrangement.
- Copies of Council Tax bills for Flats 1 and 3 dating from 2005 and 2007. Unfortunately Mr Misra does not have a copy of Council Tax bills sent to the tenant of Flat 2 because the tenant did not give him a copy. The fact that the Council Tax office recognises the existence of Flats 1 and 3 must surely be a clear indication that there was also a Flat 2, on the first floor at this time. The Council Tax office will be able to confirm that Council Tax has been paid for each of the three flats since this time.
- Copy of a British Gas bill, dated 3.10.2001, to the tenant of Flat 2 (First floor). This confirms that the first floor was used separately as a flat at that time.

The independence of each flat is confirmed by the submitted Council Tax records, dating from 2005 and 2007. It is noted that tenants are responsible for paying their own Council Tax bills and each tenant is registered for Council Tax under their own name. The Council Tax Department will be able to confirm this if required.

It is clear from the submitted evidence that the property has been converted into 3 self-contained flats and that, beyond reasonable doubt, that has been the case for significantly more than four years. The Local Planning Authority is therefore requested to issue a Certificate of Lawful Use of the property as three self contained flats.

Should you require any further evidence, or clarification, please do not hesitate to contact me.