

DOCUMENT A

INFORMATION IN SUPPORT OF THE LAWFUL DEVELOPMENT CERTIFICATE FOR 541 FINCHLEY ROAD, LONDON NW3 7BJ

The property has been in use as seven self contained residential units since 2003.

The applicants and current owners of the property, Mr K. Varvias & Mr. C. Varvias, are both living overseas and the property has always been managed by their appointed agents.

It was purchased by the applicants in 2002 and converted by their agent Mr. G. Menegas during early 2003.

During this period the Council Tax records show a change from a listing of one dwelling house to a listing for seven separate flats.

Each flat is completely self contained, with its own separate entrance, plus kitchen and bathroom facilities. Heating is included with the rent charged for each unit and is provided via a central heating boiler based in the communal laundry area at the rear of the ground floor. Each flat is provided with a coin operated meter for electricity.

The ownership of the property changed briefly during the past nine years with ownership transferred to Mr. Menegas between 2007 and 2009 before reverting back to the applicants who are the current owners. The submitted declaration from the applicants' solicitor, Mr F. A. Argyrou explains the circumstances of this change of ownership.

In addition to the Council Tax Valuation List records showing registration as seven self contained units since 2003, the supporting documents attached include a statutory declaration from an existing tenant who has been living in one of the flats since February 2007.

Further declarations are submitted including one from the estate agent involved in the renting of the flats during the period 2003 - 2007 confirming the property had already been converted to seven self contained units during his initial visit to the property in 2003.

I believe that the submitted documentation will show that the property has been in continuous use as seven self contained residential units since 2003 and I respectfully ask the London Borough of Camden to issue the Certificate of Lawful Use.

Relevant Chronological History

July 2002

Property purchased by applicants and Mr. George Menegas is appointed to act as managing agent with instructions to improve the property to maximise rental income.

December 2002 - 2003

Property converted into seven self contained residential units on the advice of Mr. Menegas as managing agent who arranged and supervised the building works on behalf of the applicants who are both resident in Greece.

January 2003

Council Tax entry for the property as a single dwelling is deleted and flats 1-7 are registered under Band B effective 16/01/2003.

November 2007

Property sold by applicants to Mr. George Menegas who continues to rent the property as seven self contained units. At that time a charge is registered against the property to secure monies due to the appellants by Mr. Menegas.

July 2008

Possession proceedings issued in the Central London County Court as a result of Mr. Menegas failure to make any payments.

February 2009

Order for possession made against Mr. Menegas.

April 2009

Applicants obtain possession of property once again and continue renting it as seven self contained residential units, a use that continues today.

Additional evidence submitted is listed below

1. Council Tax Valuation List entry for 541 Finchley Road NW3 7BJ
Reference 5000240 (Deleted)
 2. Council Tax Valuation List entry for Flat 1. Reference 5131121
Effective 16/01/2003
 3. Council Tax Valuation List entry for Flat 2 . Reference 5131122
Effective 16/01/2003
 4. Council Tax Valuation List entry for Flat 3. Reference 5131123
Effective 16/01/2003
 5. Council Tax Valuation List entry for Flat 4 . Reference 5131124
Effective 16/01/2003
 6. Council Tax Valuation List entry for Flat 5. Reference 5131125
Effective 16/01/2003
 7. Council Tax Valuation List entry for Flat 6 . Reference 5131126
Effective 16/01/2003
 8. Council Tax Valuation List entry for Flat 7. Reference 5131127
Effective 16/01/2003
 9. Statutory Declaration of Konstantinos Varvias.
 10. Statutory Declaration of Sami Suleiman.
 11. Statutory Declaration of Ishtiaq Abidi.
 12. Statutory Declaration of Floros Antonios Argyrou
 13. Exhibit Marked FAA1 (As referred to in the Statutory Declaration
of Floros Antonios Argyrou)
 14. Exhibit Marked FAA2 (As referred to in the Statutory Declaration
of Floros Antonios Argyrou)
 - 15 Existing floor plans of Ground, First and Second floors. Scale 1:50 @ A1.
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