

LDC Report		07/12/2007
Officer		Application Number
Hugh Miller		2007/4958/P
Application Address		Drawing Numbers
32 Ryland Road London NW5 3EH		
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Use of house as two self-contained flats.		
Recommendation: Refer to Draft Decision Notice		
Assessment		
<p>A 2-storey terraced property situated on the west side of Ryland Road northwest of Perren Street and east of Imperial Works light –industrial site. The building is converted into 2 self-contained flats. It is within the Inkerman Conservation area. The building is not listed.</p> <p>In support of the application the applicant has submitted the following:</p> <ul style="list-style-type: none"> ➤ Existing floor plans showing the internal layout of the individual unit, which comprise 1 x 1 bed flat at ground floor level and 1 x 2 bed flat on the first plus attic floors. ➤ Copy of Council Tax & Business Rates Division letters dated 23 July 2002, account no. 74549118 and addressed to the applicant Mr. Thomas Holleran at 15 Dalmeny Road, London N7. The letter Council Tax reminder: maisonette 1st & 2nd floors & 32 Ryland Road, NW5. ➤ Copy of Council Tax & Business Rates Division letters dated 20 September 2002, account no. 74549118 and addressed to the applicant Mr. Thomas Holleran at 52 Princess Avenue, London N22. The letter, Council Tax Bill 2002 to 2003: maisonette 1st and 2nd floors, 32 Ryland Road NW5. ➤ Copy of Council Tax & Business Rates Division letters dated 9 April 2004, account no. 76213871 and addressed to the applicant Mr. Thomas Holleran at 52 Princess Avenue London N 22. This letter refers to the ground floor flat at 32 Ryland Road. ➤ Copy of Council Tax & Business Rates Division letters dated 10 May 2007, account ref. 77534983 and addressed to the applicant Mr. Thomas Holleran at 63 Clyde Road London N22. 		

- British Gas letter dated 21 January 2002, ref. 85040 addressed to the occupier Mr. M. Alfred at 32 Ryland Road NW5.
- British Gas letter dated 2 September 2002; ref. 85040 addressed to the occupier at 32A Ryland Road NW5.
- British Gas letter dated 9 February 2004, ref. 64142 223 addressed to the occupier at 32 Ryland Road NW5.
- British Gas letter dated 10 April 2004, ref. 701 addressed to the applicant Mr. Thomas Holleran at 52 Princess Avenue, London N22.
- AXA Insurance uk plc letter dated May 2007, ref/Policy no: ZN FLT 1851021, addressed to the applicant Mr. Thomas Holleran at 63 Clyde Road London N22. It refers to flats, premises at 32 Ryland Road, NW5.
- Landlord's Gas Safety Record dated 21 October 2003 (2 copies) reg. No. 138896 for 32 & 32A Ryland Road NW5.
- Copies of Invoices from Winkworth residential sales, letting & management at 306 Kentish Town Road, NW5 regarding 32A Ryland Road, London NW5 and dated 17/9/1999, Invoice nos.1677; 12/9/2000, no.1939; 30/10/2001, no. 2280; 30/10/2001, no. 2281; 6/9/2002, no. 2465; 8/9/2003, no. 2711; 1/8/2005, no. 3197 and 1/8/2006, no. 3421 all addressed to applicant Mr. T Hollaran.
- Copies of Invoices from Winkworth residential sales, letting & management at 306 Kentish Town Road, NW5 regarding 32 Ryland Road, London NW5 and dated 27/9/1999, Invoice nos.1692; 12/9/2000, no. 1940 and 25/1/2002, no. 2330 all addressed to applicant Mr. T Hollaran.
- Two copies of invoices from Black Katz Ltd. 69 Parkway London NW1. Invoice dated 2/4/2004, ref. Nos. S00914 and no.28/9/2007 no. S002903 regarding 32 Ryland Road, London NW5.
- Copies of letters from Camden Council Tax & Business Rates dated 12/7/1999 to the applicant "*Notice of Completion of Newly Erected or Altered Buildings*" regarding Flat – ground floor level and Maisonette at 1st /2nd floor levels. Associated Council Tax Bill 1999 to 2000: a/c no. 7338455 dated 5/11/2007 for the application building; a/c no. 73499807 dated 5/11/1999 regarding flat ground floor and a/c no. 73499810 regarding maisonette 1st & 2nd floor level 32 Ryland Road London NW5.

Conclusion

On the balance of probability, the submitted documents and the Council's records are sufficient to support the application that the existing ground floor and maisonette have been used as two separate self-contained flats for over four years.

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