

**Application for a certificate of lawfulness for an existing operation****Property address: 115b Iverson Road, London, NW6 2RA****Answer to question 6:**

The existing operation is a private roof terrace above the 1<sup>st</sup> floor bedroom, with an entrance to the terrace gained from a door situated on the internal stairway midway between 1<sup>st</sup> and 2<sup>nd</sup> floors to property. The roof terrace is fully enclosed by metal railings (see attached photographs) and is only accessible via flat B.

**Answer to question 10:**

I purchased 115b Iverson Road in June 1998. The property had previously already undergone a conversion into separate dwellings with full planning permission granted on 14 June 1996. The roof terrace was already in existence when I purchased the flat, and I always assumed that its existence was part of the original planning permission granted.

However, in the past few weeks it has come to my attention that the roof terrace was not included in the planning permission to convert the building into separate flats. I therefore enclose evidence (see answers to question 11 below) that the roof terrace, railings and dormer entrance were part of the property when it was purchased, and is at the very least 9 years old.

The freeholder has recently visited the property and has granted the owner of flat B sole use and rights to the terrace by way of a deed of variation to the original lease. In terms of neighbouring properties, since owning the property I have never received negative comments regarding use of the roof terrace.

**Answer to question 11:**

Documents providing evidence of the roof terrace age include:

- (i) Mortgage valuation from Coventry Building Society dated 22 May 1998 (date highlighted in red on page 3). Reference to roof terrace highlighted in red on page 1.
- (ii) Excerpts from homebuyer's survey carried out by Countrywide Surveyors dated 21 May 1998. References to roof terrace highlighted in red.
- (iii) Letter from Parkheath Estates residential lettings agent (who rented to flat from 2001) with attached marketing material from 2001, containing written and photographic references to the roof terrace (highlighted in red).
- (iv) A written statement from a long standing friend who visited the property in 2001 and has personal knowledge of the roof terrace.
- (v) OS maps x 5 copies.
- (vi) 2 x A4 colour photo printouts showing roof terrace and evidence of age.

- (vii) Original plans with the roof terrace highlighted in red.
- (viii) Affidavit confirming the age of the roof terrace and that its features (such as metal railings and dormer door access) have been in existence since I purchased the property.

Jonathan Saipa  
144 Willifield Way London NW11 6YD Tel: 020 8455 8055

**AFFIDAVIT**

**For the attention of Camden Council**

**Re: Application for a certificate of lawfulness relating to the roof terrace at 115b Iverson Road, NW6 2RA**

I, Jonathan David Saipa (name) of 144 Willifield Way, London, NW11 6YD (address), Managing Director of a Web Design Agency (occupation) certify that when I purchased 115b Iverson Road NW6 2RA in June 1998, the roof terrace, roof terrace railings and dormer access to the roof terrace were already in existence at the property.

**Roof terrace description:**

The roof terrace is above the 1<sup>st</sup> floor bedroom and is enclosed by metal railings (1.1m high). It is accessed via a door (within a dormer structure) situated on the internal stairway landing, midway between 1<sup>st</sup> and 2<sup>nd</sup> floors of the property.

I certify that I have never modified the roof terrace floor, railings or door/dormer in any way since purchasing the property other than fixing a minor leak to the felt on the dormer.

Enclosed within my application is documentation proving that the roof terrace is over 4 years old. The application also contains supporting photography illustrating the overall structure, floor, door/dormer access and railings and indicates signs of ageing.

  
Signature

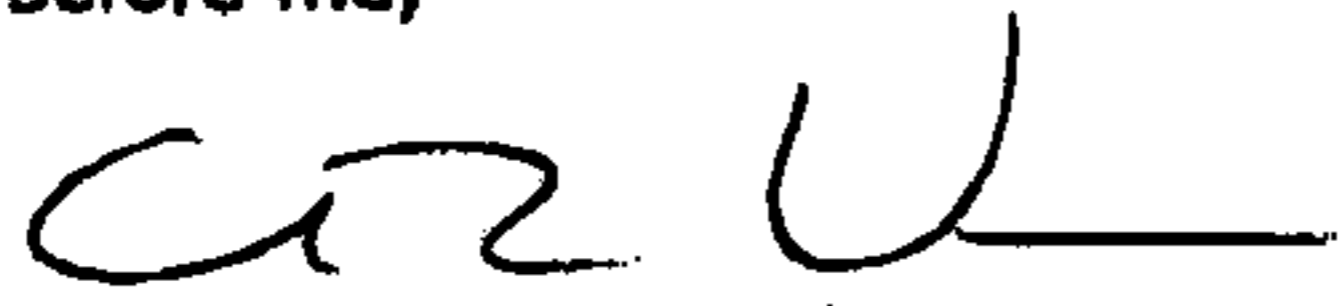
Osmond Gaunt & Rose  
Winston House  
349 Regents Park Road  
Finchley  
London N3 1DH

(address)

SWORN AT

this 9<sup>th</sup> day of May year 2007

before me,

  
CATHERINE WOOLHOUSE  
(A Solicitor or Commissioner for Oaths)  
SOLICITOR