

LDC Report		05/12/2006	
Officer		Application Number	
Paul Wood		2006/3355/P	
Application Address		Drawing Numbers	
96 Iverson Road London NW6 2HH		See decision notice.	
PO 3/4	Area Team Signature	Authorised Officer Signature	
Proposal			
Application for Certificate of Lawfulness for Existing use for:			
Use as 6 self-contained flats (1 x studio, 3 x 1-bedroom and 2 x 2-bedroom).			
Recommendation : Refer to Draft Decision Notice			
Assessment			
<p>The applicant claims that since February 2002, the property has been continuously used as 6 self -contained flats, subdivided as follows:</p> <p>Ground floor: 2x 1 bedroom self-contained units; First floor: 1x 2 bedroom self-contained unit and 1x self-contained studio unit; Second floor: 1x 2 bedroom self-contained unit; and Third floor: 1x 1 bedroom self-contained unit.</p> <p>Documents submitted in support of the application include floor plans of the 6 flats at ground, first, second and third floor levels, clearly indicating each flat's separate access. The following documents have been submitted in support in respect of each flat.</p> <p>Flat 1 (ground floor): Statutory declaration from Darren Jason Yanover, the managing agent for the residential unit, confirming ongoing property management since 20/02/2002; tenancy agreements spanning the rental period 02/03/2002 to 05/06/2006.</p> <p>Flat 2 (ground floor): Statutory declaration as detailed above and copies of letting agreements spanning the rental period 16/03/2002 to 04/08/2006.</p> <p>Flat 3 (first floor): Statutory declaration as detailed above and copies of letting agreements spanning the rental period 01/03/2002 to 02/11/2006.</p> <p>Flat 4 (first floor): Statutory declaration as detailed above and copies of letting agreements spanning the rental period 23/02/2002 to 02/03/2007.</p> <p>Flat 5 (second floor): Statutory declaration as detailed above and copies of letting agreements spanning the rental period 22/02/2002 to 05/09/2007.</p> <p>Flat 6 (third floor): Statutory declaration as detailed above and copies of letting agreements spanning the rental period 04/03/2002 to 16/05/2007.</p> <p>The information submitted is clear and comprehensive and confirms that on the balance of probability the residential single-family dwellinghouse has been sub-divided and used continuously as 6 self-contained flats for a minimum period of 4 years.</p> <p>Recommendation: Grant Certificate of Lawfulness.</p>			

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613