



T.J. EDENS MRICS
29 CANFORD CLOSE, ENFIELD
MIDDLESEX EN2 8QN

PLANNING &
DEVELOPMENT
CONSULTANT

TEL/FAX 020 8363 6677
MOBILE 07973 553323
EMAIL timedens@hotmail.com

REAR GROUND FLOOR FLAT, 96 QUEENS CRESCENT, LONDON NW5 4DY

EVIDENCE IN SUPPORT OF LAWFUL DEVELOPMENT APPLICATION

The flat is located to the rear of the shop that fronts Queens Crescent. It is accessed via the alley to the rear. Planning permission was granted under Council reference 2007/1499/P for a proposal described as 'change of use of the existing first and second floors from vacant ancillary A1 to provide 2 x one bed self contained flats and alterations to shop front'. The permission is attached as **document 1**.

The permission was implemented in 2007. This included the construction of the rear ground floor flat and the builder's statutory declaration dated 31 May 2013 is attached as **document 2**. A letter from the Council dated 29 May 2013 confirming that building works commenced in July 2007 is attached as **document 3**.

When the works were undertaken, the property was owned by a company called Keenest Services based at 82 Castlewood Road, London N16 6DH, the director being Mr Alex Hochhauser. His letter confirming this is attached as **document 4**. The freehold of the property was sold to a company called Overlid Ltd of 73a Windmill Hill, Enfield EN2 7AF in June 2013.

At the time of the sale and purchase, the sitting tenant was Mr Ibrahim and the AST agreement in force at that time with Keenest Properties is attached as **document 5**. It is dated 20 July 2012. No earlier agreements are to hand at this juncture. However it is understood that earlier tenants were on benefits paid for by Camden Council as was the case with Mr Ibrahim. The applicant has contacted the Benefits Service department of the Council by email dated 15 September 2014 to obtain relevant details but the Council's reply dated 26 September makes the position clear, that such information will not be disclosed to third parties. That said, it will be made available to Council employees so it is left to the appointed case officer to pursue this avenue as required. The exchange of missives between the applicant and the Council on this point is attached as **document 6**.

The AST agreements issued by Overlid Ltd after the sale and purchase, firstly to Mr Ibrahim dated 29 June 2013 and subsequently with Mr Sharif dated 06 April 2014 and which is currently in force are attached as **document 7**.

Subject to what is revealed by the Benefits Department, evidence to prove continuous use for residential purposes for a minimum period of four years may be reliant, in part, upon the letter from Mr Hochhauser (**document 4**). However, the following provides solid evidence with regard to the use. Attached as **document 8** is a letter from the Valuation Office dated 15 September 2014 confirming that the flat has been listed as a ground floor flat since July 2010.

In addition, attached as **document 9** is a letter dated 24 September 2014 from EDF energy confirming that the current meter was installed in April 2010, more than four years ago. A photograph of the meter is also enclosed.

It is therefore our contention that the evidence proves beyond reasonable doubt that the rear ground floor flat has been in residential use for at least four years. This being so, the Certificate of Lawful Development should be issued.

