

NW36BX-LDC-000

Index of Evidence & Drawings, with Comments (- FILE NAME / DESCRIPTION)

A) Evidence that the continuous use as separate self contained single dwellings (C3) of all of the 8 flats that currently exist at this address began more than 4 years ago:

- **NW36BX-LDC-001** / Statutory Declaration by Stephen Usiskin, MD of Speed Pursuit Ltd, owners of the property.
- **NW36BX-LDC-002** / Statutory Declaration by Darren Yanover, MD of Cedar Estates, letting agents for the property.

B) Additional evidence relating to Flats 1 - 7:

All of these 7 Flats have been separately rated for Council Tax with effect from 01/04/2002 (see NW36BX-003).

As we believe that the Council's own records will show that on the balance of probability these flats have had continuous C3 use for more than 4 years - and to avoid unnecessarily large file sizes for the submission documents - in NW36BX-004 we have only enclosed extracts containing the tenants' names and tenancy periods from the tenancy agreements that were in place just over 4 years ago. A full record of all tenancy agreements is available and copies can be supplied in paper form upon request.

- **NW36BX-LDC-003** / Council Tax Band Details for flats 1 - 7, demonstrating that all of these flats were rated with effect from 01/04/2002.

- **NW36BX-LDC-004** / Extracts from Tenancy agreements from 2010 for Flats 1 - 7, demonstrating that Flats 1 - 7 were separately let on assured shorthold tenancies more than 4 years ago.

C) Additional Evidence relating to the Ground Floor Studio Flat:

We have been unable to find a reference to this flat on the Council Tax Record, and for this flat we have therefore enclosed extracts from the tenancy agreements containing the tenants' names and tenancy periods from ALL tenancies of this flat that were in place between 21/08/2010 and the date of this application.

(Each of these tenancy agreements is about 20 pages long, and copies of the full agreements can again be supplied in paper form upon request, should that indeed be required).

In Brent's online planning records we have also found drawings from application 2010/0876/P, registered on 26/02/2010, which show this ground floor studio flat as existing at the time that application was submitted. The same existing drawings were again submitted later that year in approved application 2010/3316/P, and the ground floor studio flat also appears in the approved proposal drawings of that second application.

- **NW36BX-LDC-005** / Extracts from all Tenancy Agreements for the ground floor studio flat relating to the period from 21/08/2010 - 04/08/2015, demonstrating that it has been continuously in use as a separate self contained single dwelling for more than 4 years

- **NW36BX-LDC-006** / Drawings from Brent's online records for application 2010/0876/P and approved application 2010/3316/P. References on these drawings to the "neighbouring flat" (i.e. the ground floor studio flat) have been highlighted by us.

D) Floor Plans of presently existing Layout of 200 & 200A Finchley Road NW3 6BX, Location Plan:

- **NW36BX-LDC-007** / Location Plan, Existing Ground-, First-, Second- & Third Floor Plans. Print at A2 Paper Size (N.B. No. 200 Finchley Road refers to the commercial unit at the front of the ground floor which is accessed directly from the street, No. 200A refers to the side entrance which is the access to all 8 flats).