

IN THE Highbury Corner
Magistrates Court.

EXHIBIT

This is the Exhibit **MAW / 05** referred to in the Witness Statement
of Michael Anthony Warren.

Dated... 20 August 2014

Signed: .....



Date: 31 July 2014
Your Reference:
Our Reference: RS/PSH/MXW
Enquiries to: Mike Warren

London Borough of Camden
Housing and Adult Social Care
London Borough of Camden
8th floor, 5 Pancras Square
C/o Old Town Hall
London WC1H 9JE
Tel: 020 7974 2702

www.mike.warren@camden.gov.uk

Mr M Guard
Happy Vale Hotel
21 Harrington Square
London NW1 2JJ

Dear Mr Guard

**Happy Vale Hotel, 21 Harrington Square, London NW1 2JJ
Lawful Development Certificate for Existing Use
Town and Country Planning Act 1990 Section 191, as amended**

In 1996 Mr J.H. Wilson was issued with a Certificate of Lawfulness for an Existing Use as a Bed and Breakfast / Boarding house, following the refurbishment of the premises.

However, for the last decade the property has been let to many households in receipt of Housing Benefit. The Social Security Contributions and Benefits Act 1992, section 130 requires the Council to only pay benefit if the applicant is liable to make payment in respect of a dwelling which he occupies as his/her home. All the tenants in receipt of benefit have to tick the box in the benefit application forms stating that they do not have any alternative home.

The Benefit records show that the property has been used as a house in multiple occupation for more than a decade. The building contains 16 lettable rooms plus Mr [REDACTED] own accommodation.. In order to prove that a building is an HMO, Section 254 and Schedule 14, paragraph 7 of the Housing Act 2004 have to be taken into account. In order to be a House in Multiple Occupation we have to show that at least 3 people, in at least two households resided in the building. I have evidence, including that submitted by [REDACTED] to the County Court, showing that the Happy Vale Hotel has been let as a 'house in multiple occupation' for more than the past decade. As a 'house in multiple occupation' is a different use class, I am intending to submit an Application for a Lawful Development Certificate as a sui generis house in multiple occupation.

Yours sincerely

Mike Warren
Environmental Health Officer
Private Sector Housing Team



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The Manager
Commercial First Business Limited
Lutea House,
Warley Hill Business Park
The Drive
Brentwood,
Essex CM13 3BE

Dear Sir / Madam

Housing Act 2004
Town & Country Planning Act 1990
Address: Happy Vale Hotel, 21 Harrington Square, London,
NW1 2JJ

The above property was issued with an established use certificate as a hotel/B&B in 1996, but during the last decade it has been used as a sui generis house in multiple occupation. An application will soon be submitted for change of established use to that reflecting its current use.

Yours faithfully

Mike Warren
Environmental Health Officer