



Camden London Borough Council
2nd Floor, 5 Pancras Square.
Town Hall, Judd Street,
London. WC1H 9JE

08 March 2022

Re: Ground Floor Flat, 18 Cricklewood Broadway, London. NW2 3HD

Dear Sir or Madam,

Please find enclosed our submission for the consideration of Camden London Borough Council Planning Department.

Below we highlight the information supplied in support of the application and as evidence to the lawfulness of the self-contained Ground Floor Flat also referred to as 'the Flat' in the documents.

Location Map (3164_Ex01)

The location map is an extract from current Ordnance Survey mapping. Note the overall site (blue) and the Ground Floor Flat (red) are owned by the applicant.

Plan of the Flat (3164_Ex02)

The plan shows the current layout of the Ground Floor Flat surveyed and drawn by George Evennett Limited for this application.

Statutory Declaration & Evidence (3164_Affidavit_1&2)

The applicant has provided a signed Statutory Declaration and Evidence. For ease of reference please see below list and key dates.

Exhibit A.

HM Land Registry – Official Copy of Title (27.04.2017)
4 years 11 months prior to this application.

Exhibit B.

Tenancy Agreement for Ground Floor Flat (12.09.2011)
10 years 6 months prior to this application.

Tenancy Agreement for Ground Floor Flat (18.01.2017)
5 years 1 month prior to this application.

Tenancy Agreement for Ground Floor Flat (18.06.2021)
8 months prior to this application.



+44 (0)7776 334331
hi@georgeevennett.co.uk
www.georgeevennett.co.uk

George Evennett Ltd
Incorporated in England and Wales. No: 09539825
Registered office: 158 Buckingham Palace Road, London, SW1W 9TR



Statutory Declaration & Evidence (3164_Affidavit_ 1&2)
Cont.

Exhibit C.

Camden Benefits Service letter regarding rent paid for Ground Floor Flat (21.07.16)
5 years 7 month prior to this application.

Camden Benefits Service letter regarding rent paid for Ground Floor Flat (18.08.16)
5 years 6 month prior to this application.

Camden Benefits Service letter regarding rent paid for Ground Floor Flat (15.09.16)
5 years 5 month prior to this application.

Camden Benefits Service letter regarding rent paid for Ground Floor Flat (29.09.16)
5 years 5 month prior to this application.

Camden Benefits Service letter regarding rent paid for Ground Floor Flat (12.10.16)
5 years 4 month prior to this application.

Exhibit D.

Gas Safety Record (21.08.12)
9 years 6 month prior to this application.

Gas Safety Record (21.08.13)
8 years 6 month prior to this application.

Gas Safety Record (04.09.14)
7 years 6 month prior to this application.

Gas Safety Record (10.10.17)
4 years 4 month prior to this application.

Gas Safety Record (10.10.17)
4 years 4 month prior to this application.

Gas Safety Record (18.10.18)
3 years 4 month prior to this application.

Gas Safety Record (18.10.19)
2years 4 month prior to this application.

The documentation provided is a selection of the most compelling and relevant. We feel it provides overwhelming evidence to the lawfulness of the Ground Floor Flat given it shows over 4 years of continuous use as a self contained dwelling. We trust the LPA will agree and look forward to receiving the Lawful Certificate in due course – however if further documents are required, please contact us directly.

Yours faithfully,

George Evennett ARB RIBA

