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11th December 2015

Dear Sir/Madam,

67 SCALES ROAD, LONDON, N17 9HD
CERTIFICATE OF LAWFULNESS FOR PROPOSED USE

I am writing on behalf of our client, Mr Friedman, to submit an application for a Certificate of Lawfulness for a Proposed Use. This letter sets out how the proposed use and layout of the property as a C3 dwellinghouse is lawful.

Site description

67 Scales Road is a 2 storey terraced house fronting Scales Road on the corner of Park View Road. Across Park View Road is the Pavilion Pre-School Community Nursery within Down Lane Park. Tottenham Hale Station is approximately 300 metres walking distance to the south east of the site.

Lawful Use

67 Scales Road falls within the C3 Use Class. The Council have it on record that the property was occupied as a single dwelling house between October 2010 and August 2013 and that the rent was £320 per week. There is no planning history on the Council's website to give indication of the existing use but an enforcement notice was served on the property against the unlawful change of use from a single dwellinghouse to a HMO, which was effective from 15 November 2013. The lawful Use is therefore C3 and the property is to be reverted back to C3 Use.

Relevant planning legislation

Town and Country Planning (Use Classes) Order 1987
Class C3. Dwellinghouses
Use as a dwellinghouse (whether or not as a sole or main residence) –

a) *By a single person or by people living together as a family, or*
b) *By not more than 6 residents living together as a single household (including a household where care is provided for residents).*

Proposed Use

The proposed use is for a C3 dwellinghouse. The following steps will be undertaken to ensure that the use is lawfully reverted back to C3 Use:

- Rent the property to a single household;
- Removing all locks and numbers from the individual bedroom doors;
- Arranging an overall rental payment agreement for the tenants;
- Removing cooking facilities from individual bedrooms;
- Serving one group tenancy to the household; and
- Removing bedroom 3 and extending the kitchen/dining/communal space.

This application comprises:

- This letter;
- Existing floor plans at 1:100;
- Proposed floor plans at 1:100;
- Site location plan at 1:1250;
- CIL liability form;
- Application forms; and
- Appropriate application fee.

I trust that this letter is self-explanatory but if you have any further questions please do not hesitate to contact me.

Yours sincerely,



John Ferguson
Senior Associate Director