

Planning, Regeneration & Economy

Level 6

River Park House

Wood Green

N22 8HQ

12 July 2023

Dear Sir/Madam,

Re: Planning Application for 307 Lordship Lane, London N17 6AB

We are writing this letter in regards to submitting the retrospective planning application for the conversion of the property located at 307 Lordship Lane, London N17 6AB, into two self-contained flats (Please note: the area is mainly properties converted into flats). The purpose of this letter is to provide a comprehensive explanation of the circumstances surrounding the conversion, as well as the justification for the retention of the property as two separate dwelling units.

Background:

In 2008, the property at 307 Lordship Lane was originally converted into two separate flats without obtaining the necessary planning permission.

During the period of the conversion, the property was rented out as two separate flats, and the appropriate council tax payments were made for each dwelling unit, reflecting their individual status as separate entities. This arrangement has been in place for 15 years now, and both flats have been continuously occupied by tenants.

Current Situation:

Upon receiving the planning enforcement notice 4 years ago, the client promptly took corrective action by reverting the property back to a single dwelling. The separate entrances and party walls that had been installed to create the two flats were removed at that time. The client acknowledges that this was an oversight on his part, as he was unaware of the option to apply for permitted development rights for existing use over a period of 10 years or more. However, it has become apparent that this has caused significant disruption and inconvenience for the current occupants.

Therefore, after careful consideration, the client decided to reinstall the separate entrances and party walls, and is willing to submit a retrospective planning application to regularize the existing use of the property as two flats.

Justification for Retention:

1. **Existing Use:** The property has been operated as two separate flats for an extended period of over 10 years, and it has functioned effectively in this capacity. The tenants have become accustomed to the individual living arrangements, and it would be impractical and disruptive to revert the property back to a single dwelling at this stage.
2. **Housing Demand:** The conversion of the property into two self-contained flats helps address the high demand for affordable housing within the borough. By retaining the existing use, the property contributes to the availability of smaller, more affordable housing options for residents, thus supporting local housing objectives.
3. **Minimal Impact:** The conversion has been carried out with minimal structural alterations to the property. The reinstallation of the separate entrances and party walls is merely a reinstatement of the original arrangement, and it does not involve any substantial changes to the building's external appearance or impact on neighboring properties.

Conclusion:

In light of the circumstances outlined above, we respectfully request that the planning authority considers this retrospective application favorably. The conversion of the property into two self-contained flats has already been in place for an extended period and has demonstrated its compatibility with the surrounding area.

We are more than willing to cooperate with the planning authority and provide any additional information or undertake any necessary modifications to address any concerns that may arise during the application process.

Thank you for considering my application. We look forward to a positive outcome.

Yours sincerely,

The Alpha Studios