

EVIDENCE TO VERIFY APPLICATION FOR THE CERTIFICATE OF EXISTING USE

81 Norfolk Avenue
N13 6AL

February 2025

Prepared for Haringey Council Planning
Department

by
Studio Syn Ltd.

Studio 44
Shirley House
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London
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Purpose of the Application

This application was prepared by Studio Syn Ltd. on behalf of the client who owns and manages an HMO with six bedrooms at 81 Norfolk Avenue. The purpose of the application is to obtain the Certificate of Existing Use from the planning authorities at LB Haringey in respect of the property in question as an HMO with six bedrooms, Use Class Sui Generis.

This application will demonstrate that the property has been used continuously as such for a period of more than ten years.

PROPERTY OWNER

The property is owned by Mr Ozgur Keles (of 18 Wilde Place, London N13 6DU).



Existing Property

LOCATION

The property is located on Norfolk Avenue, adjacent to Tottenhall Recreational Ground.

The property is not situated within any of the Borough’s conservation areas.

DESCRIPTION

The property is a semi-detached three-storey house. There are six separate bedrooms within the property.

DISTRIBUTION

Bedroom 1 is located on the second floor. Bedrooms 2, 3, 4 and 5 are located on the first floor. Bedroom 6 is located on the ground floor.

SHARED AREAS

All rooms share a kitchen, dining room and a sitting room located on the ground floor. Bedrooms 1, 2 and 3 share the bathroom on the first floor. Bedrooms 4, 5 and 6 have en-suite bathrooms.

ACCESS

The access to the property is from Norfolk Avenue Road.

All bedrooms have access to the rear garden through the shared kitchen area.

APPEARANCE

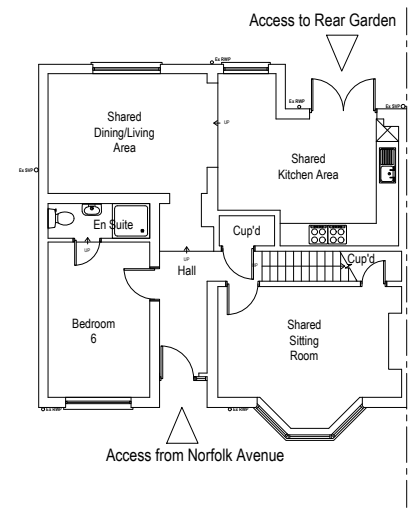
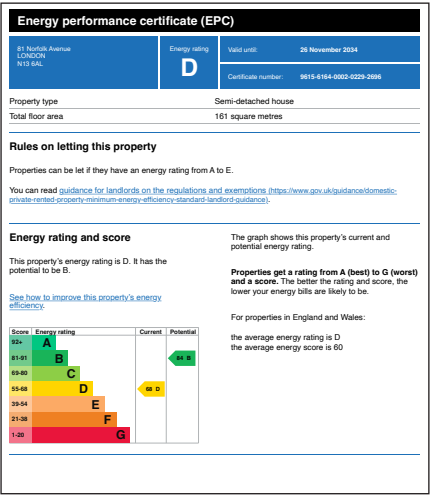
This is a typical semi-detached house with bay windows and render facade finish.

USE

The property has been operating as an HMO, Use Class Sui Generis (6 bedrooms and above), for a continuous period of ten years up to the date of the application, since 2014.

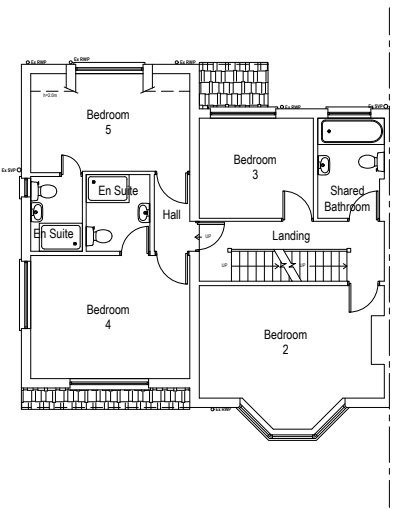
EPC

Certificate number is 9615-6164-0002-0229-2696



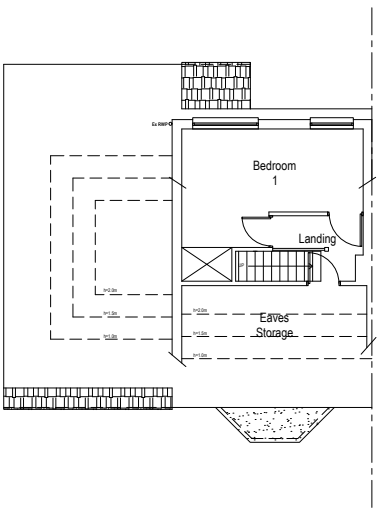
Existing Ground Floor Plan

Area ca. 78.93 m²



Existing First Floor Plan

Area ca. 74.94 m²



Existing Loft Plan

Area ca. 5.44 m²

Existing Property

HMO LICENCE

The property benefits from having an HMO licence issued on 8 January 2025.

Licence reference: HAR-171243-1

See pages 1, 5 and 6 below.
Full document uploaded separately.

ROOM NUMBERING

Please note that the HMO licence assigns numbers 1 - 6 to bedrooms.

The provided existing floor plans match that numbering.

Accountant’s statutory declaration refers to rooms 2-7. This is due to bedrooms were historically numbered as such.

Regardless of thiis variations in room numbering, there has been always six bedrooms at the property.



London Borough of Haringey Council
Alexandra house
10 Station Road
London
N22 7TR

020 8489 5521
HMO.Licensing@haringey.gov.uk
08 January 2025

Bright Homes Estate (Erika Melyte)
29a Dalston Lane
London
E8 3DF
United Kingdom

Dear Bright Homes Estate (Erika Melyte)

Licensing Of Houses In Multiple Occupation (Housing Act 2004 Part 2 Section 64)
Notice of Approval to Grant a Licence (Schedule 5 Part 1)

**Re: 81, Norfolk Avenue, Wood Green
London
N13 6AL**

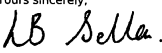
LICENCE REFERENCE: HAR-171243-1

I am now able to confirm that a licence has been granted under the above legislation for the above property. Enclosed are the licence documents.

All person(s) associated with this licence are reminded that the conditions attached to this licence must be met. The licence holder and manager must not breach the conditions of the licence; doing so may result in penalties being imposed and legal action being taken. The property may be inspected by Council officers at any time and evidence that conditions are being adhered to can be requested.

It is an offence for a licence holder to fail to comply with any condition of a licence.

If you have any further queries please do not hesitate to contact me.

Yours sincerely,


Lynn Sellar

LICENCE REFERENCE: HAR-171243-1



PROPERTY LICENCE
Under Section 64 of the Housing Act 2004

I hereby certify that the House in Multiple Occupation situated at

81, Norfolk Avenue, Wood Green, London, N13 6AL

has been licensed with London Borough of Haringey under the above legislation and is subject to the attached conditions.

Licence Holder:

Bright Homes Estate (Erika Melyte)

Managing Agent:

Bright Homes Estate (Erika Melyte)

Valid from:

08 January 2025

Expiry date:

07 January 2030

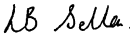
Occupation:

This property is licensed for a maximum of **6 people** living as **6 households** regardless of age

Date

08 January 2025

Signature



Lynn Sellar

A copy of this licence must be displayed in a prominent and accessible position within the above property at all times. Please note: This licence is non-transferable, and does not guarantee that the property has been inspected and approved as being of an acceptable standard. If you have any queries or complaints about the standard of the property please contact the Council.

Property Licence Conditions

Property Address: 81, Norfolk Avenue, Wood Green, London, N13 6AL

1. Permitted Occupation

A new resident must not be permitted to occupy the house or any part of the house if that occupation:

- ▷ exceeds the maximum permitted number of persons for the house as detailed in the schedule of permitted occupation below
- ▷ exceeds the maximum permitted number of households for the house as detailed in the schedule of permitted occupation below
- ▷ exceeds the maximum permitted number of persons for any letting as detailed in the schedule of permitted occupation below

A new resident means a person who was not an occupier of the house and/or the specific room at the date of the issue of the licence

Please note: Maximum permitted persons stated is regardless of age unless specified

Occupancy and Maximum Permitted Persons per Letting

Letting	Location	Area (sq m)	Max permitted per room
Bedroom 1	Second floor	15.6	1 person
Bedroom 2	First Floor Front Right	19.84	1 person
Bedroom 3	First Floor Rear Right	8.26	1 person
Bedroom 4	First Floor Front Left	14.25	1 person
Bedroom 5	First Floor Rear Left	11.63	1 person
Bedroom 6	Ground Floor Front Left	14.21	1 person

Total maximum permitted number of persons for the house:

6

Total maximum permitted number of households:

6

There is a bathroom located on:

First Floor

There is a kitchen

11.3 m²

Appendix

SUPPORTING DOCUMENTS

We have collated a wide range of documents to demonstrate the continuous use as Sui Generis use class for a period longer than 10 years.

The documents were organised in chronological order wherever possible for ease of review.

- web_2025_HMO Property Licence Bright Homes Estate. Bundle. 81 Norfolk Avenue. 08.01.2025
-
- web_Council Tax 81 Norfolk Avenue.pdf
-
- Statutory Declaration_Accountant_17.01.2026.pdf
- Statutory Declaration_Plumber_02.02.2026.pdf
-
- 251218_Norfolk Avenue_Existing Plans_CertLawDevt_Existing Use
-
- web_2024_Energy performance certificate (EPC) 2024. 81 Norfolk Avenue.
-
- web_2014_Building Works
- web_2014-2024_Building Insurance Certificates
- web_2015_150111. Electrical certificate. 81 Norfolk Ave. January 2015
- web_2021_210417. Electrical certificate. 81 Norfolk Avenue. DPM18C_23133742
- web_2016-2024_Gas Certificates
-
- web_2014_Tenancy Archives
- web_2015_Tenancy Archives
- web_2016_Tenancy Archives
- web_2017_Tenancy Archives
- web_2018_Tenancy Archives
- web_2019_Tenancy Archives
- web_2020_Tenancy Archives
- web_2021_Tenancy Archives
- web_2022_Tenancy Archives
- web_2023_Tenancy Archives
- web_2024_Tenancy Archives