



MSK Design Ltd

230 High Street
Barnet, London, EN5 5TD
020 3962 4480
info@mskdesign.co.uk
www.mskdesign.co.uk

Reg. Company Number: 6044594

PLANNING STATEMENT

Flats 1-6, 91 High Road, London, N22 6BB

Revision - 0

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1.0 The site

1.1 Location

The site is located at 91 High Road, London, N2 6BB.

The application site addresses the entire building which is accessed via Amber Mews.



Aerial view of the Site Location Plan (up is north)

The structure to the application site is a terraced building.

The application site is adjacent to 93 High Road at the Northern boundary, and 89 High Road at the Southern boundary.

This application addressed the upper floors to this building, that operate under residential use.

The site is within the London Borough of Haringey, situated in a mixed-use street.

1.2 Existing state of the application site

The upper floors to this building is subdivided into 6 self-contained residential units with common parts, the ground floor is a commercial unit. All floors are under the freehold ownership of the applicant.

2.0 Addressing the current use of the building and its relevant history.

- 2.1 The upper floors to this building to the application site currently comprises of 6 self-contained flats.
- 2.2 The current state of the building does not benefit from a historical planning approval.
- 2.3 The current use of the development is supported by evidence that demonstrates continuous occupation of the building for a period longer than 4 years from the date of this submission.

3.0 Evidence in support of an established use under the general permitted development order.

3.1 Tenancy agreements

Evidence submitted comprises of tenancy agreements as follows:

- 3.1.1 **Flat 1** for a minimum of 6 years uninterrupted occupation since January 2020. All agreements are summarised in detail and filed under **Appendix A**.
- 3.1.2 **Flat 2** for a minimum of 6 years uninterrupted occupation since March 2020. All agreements are summarised in detail and filed under **Appendix B**.

- 3.1.3 **Flat 3** for a minimum of 6 years uninterrupted occupation since March 2020. All agreements are summarised in detail and filed under **Appendix C**.

- 3.1.4 **Flat 4** for a minimum of 5 years uninterrupted occupation since December 2020. All agreements are summarised in detail and filed under **Appendix D**.

- 3.1.5 **Flat 5** for a minimum of 5 years uninterrupted occupation since December 2020. All agreements are summarised in detail and filed under **Appendix E**.

- 3.1.6 **Flat 6** for a minimum of 5 years uninterrupted occupation since December 2020. All agreements are summarised in detail and filed under **Appendix F**.

3.2 Affidavit from the managing agent

- 3.2.1 The managing agent has been maintaining the building and day-to-day business including managing tenancy agreements and building maintenance. He has confirmed through an **Affidavit** (filed under **Appendix G**) that the building had been operating as a block of 6 self-contained flats since December 2019.

For clarity, the managing agent first marketed the building as 6 Flats for rent in December 2019, Flat 1 was first occupied from 28.01.2020 following marketing. AST's for Flats 4, 5 and 6 have been not been provided from first occupation (available if required) however, all ASTs submitted for all flats demonstrate continuous occupation for a period in excess of 5 years and exceed the minimum term required for lawful use.

4.0 Summary conclusion of submitted evidence.

4.1 Addressing the presence of:

4.1.1 **An affidavit from the managing agent**, who has also been the managing agent of the property with complete knowledge of the use of the building in excess of 4 years.

4.1.2 **Tenancy agreements** for each flat showing continuous occupation for a minimum period in excess of 4 years.

4.2 The applicant has suitably demonstrated with sufficient evidence that the 6 self-contained flats to this site have been in continuous use for a period significantly longer than the minimum term of four 4 years, as set under the GPDO.

4.3 The nature of this submission relies upon evidence demonstrating that the current use has been in place for a minimum period of 4 years. Evidence has been provided across two critical areas demonstrating that these 6 flats have been in use as follows:

- Since December 2019 where the affidavit is considered,
- Since January 2020 where the tenancy agreements are concerned

4.4 The level and type of evidence submitted supports the balance of probability of the use of this property as 6 self-contained flats, and that these flats have been in place for considerably longer than the minimum 4-year term required to establish this use as lawful.

4.5 We believe through this document that the applicant has clearly demonstrated with the evidence submitted that the use of the 6 self-contained flats are eligible to be deemed lawful under the GPDO. The 6 flats in this building have clearly integrated well within the street and become well established amongst the immediate community.

SUMMARY OF AST’S

91 HIGH ROAD

Flat	Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7	
1	28.01.2020	27.01.2021	28.01.2021	c	c	27.01.2023	28.01.2023	27.01.2024	28.01.2024	27.01.2025	28.01.2025	27.01.2026	28.01.2026	27.01.2027
2	17.03.2020	16.03.2021	17.03.2021	c	c	16.03.2023	01.11.2022	31.10.2023	01.11.2023	31.10.2024	05.06.2024	c	c	04.06.2026
3	11.03.2020	10.03.2021	11.03.2021	c	c	10.03.2023	11.03.2023	c	c	10.03.2025	11.03.2025	10.03.2026		
4			10.12.2020	c	c	09.12.2022	10.12.2022	09.12.2023	10.12.2023	09.12.2024	10.12.2024	09.12.2025	10.12.2025	09.12.2026
5			19.12.2020	18.12.2021	19.12.2021	18.12.2022	19.12.2022	c	c	18.12.2024	19.12.2024	18.12.2025	19.12.2025	18.12.2026
6			07.12.2020	06.12.2021	07.12.2021	06.12.2022	07.12.2022	06.12.2023	07.12.2023	06.12.2024	04.04.2024	c	c	03.04.2026