

PAPA ARCHITECTS

London Borough of Haringey, River Park House, 225 High Road, Wood Green, N22 8HQ.

Ref:2518/Export/001_LDC

Monday 24th March 2026

Dear Sir/Madam,

RE: 103 Willingdon Road, London, N22 6SE

On behalf of the applicant, Mr Christoforou, PAPA Architects Ltd has been instructed to submit an application for a Lawful Development Certificate for 103 Willingdon Road, London, N22 6SE. The property was converted in 2020, and this application seeks to demonstrate that it has been used as three separate self-contained flats for a continuous period of at least four years, in accordance with the relevant Lawful Development regulations.

The property has been consistently occupied as three self-contained flats, each independently tenanted:

- Flat A & Flat C: Ground floor
- Flat B: First floor

Each flat has been occupied under Assured Shorthold Tenancy agreements, and the supporting evidence submitted demonstrates continuous use. The submission includes:

- Site Location Plan
- Floor Plan, Drawing No. 2518_98_200
- Council Tax records for Flats A, B, and C (2020–2026)
- Council tax banding from Haringey.gov.uk
- Assured Shorthold Tenancy agreements for Flats A, B, and C (2020–2026)
- Photographs of electrical meters to Flats A,B and C
- Building Insurance (The Policy attached describes the property as Occupied 3 Flats - Let to Private Working Tenants)
- Bank Statements with the tenants names listed on the Tenancy agreements (AST's) indicated on the bank statements to demonstrate the rental income from the AST tenant.
- Electrical Installation Certificates
- Photographs (as listed in the evidence schedule)
- Evidence Schedule
- Application Fee

**Sworn declarations from the agents, tenants, and the landlord can be provided if required.*

The submitted evidence sufficiently demonstrates that the use of the property as three flats has been lawful and continuous for the required four-year period. We therefore respectfully request that the Council issue a Lawful Development Certificate confirming this.

Please do not hesitate to contact me should you require any further information or clarification.

Yours sincerely

Andrew Paps

Managing Director

For and on behalf of PAPA Architects Ltd