

Statement

114 A, B, D - 116 B, C, D Philip Lane, N15 4JL

Prepared by Archpl LTD on behalf of Mr. OKKES SAKO

Application Type:

Lawful Development Certificate for the use of First and Loft Floor Levels of Nos. 114-116 Philip Lane as six self-contained residential units

Residential Units Schedule – subject of the current application:

FLAT 114A – ONE BEDROOM FLAT – FIRST FLOOR LEVEL FRONT

FLAT 114B – TWO BEDROOM FLAT – FIRST FLOOR LEVEL REAR (registered for Council Tax as per evidences)

FLAT 114D – ONE BEDROOM FLAT – LOFT FLOOR LEVEL – Access at First Floor Level

FLAT 116B – ONE BEDROOM FLAT – FIRST FLOOR LEVEL FRONT

FLAT 116C – ONE BEDROOM FLAT – FIRST FLOOR LEVEL REAR

FLAT 116D – ONE BEDROOM FLAT – LOFT FLOOR LEVEL – Access at First Floor Level

Other Residential Units on site – not subject of the current application:

FLAT 114C – TWO BEDROOM FLAT – GROUND FLOOR REAR – NOT SUBJECT OF THE CURRENT APPLICATION – LAWFULL AS PER APPROVED PLANNING APPLICATION

FLAT 116A – ONE BEDROOM FLAT – GROUND FLOOR REAR - NOT SUBJECT OF THE CURRENT APPLICATION – LAWFULL AS PER APPROVED PLANNING APPLICATION

Important Supporting Information:

- Please note that the most recent Assured Shorthold Tenancy Agreements provided as evidence are on a rolling basis, where tenants have not been changed after the expiration of the ASTs; please look for *“The contractual periodic tenancy will continue until you or we terminate the tenancy in line with clause 8.0 of the agreement”* in **Term** section of the ASTs; if any additional information is required in this respect, please do not hesitate to contact us.

- Some Building Regulations Letters/Evidences might show dates after the first tenancy agreements, where the flats have actually been rented out before the BR Certification has

been obtained; if any additional information is required in this respect, please do not hesitate to contact us.

- Before conversion, both No. 114 and No. 116 have had one flat each on first floor levels; these have later been converted into two self-contained units each, with the erection of two additional self-contained units in the newly created loft spaces of both Nos. 114-116; if any additional information is required in this respect, please do not hesitate to contact us.

- Current Flat 114B is registered under council tax and evidences have been provided, as it has replaced the original first floor flat at No. 114 (before any conversion); Applicant confirmed that Council Tax Department has inspected the property and records have been updated accordingly; if any additional information is required in this respect, please do not hesitate to contact us.

- Please note that the commencement date of the use has been filled in as 1st of March 2021 in the application form, however this is an approximate date as each of the flats has started to be rented out on different times; nevertheless, 1st of March 2021 is the furthest date and the 4 years compliance is demonstrated through the evidences; if any additional information is required in this respect, please do not hesitate to contact us.