

Planning Supportive Statement

for

400 High Road, London N17 9JB

27th March 2026

Ref: 1228/PSS

IntelliArch Ltd



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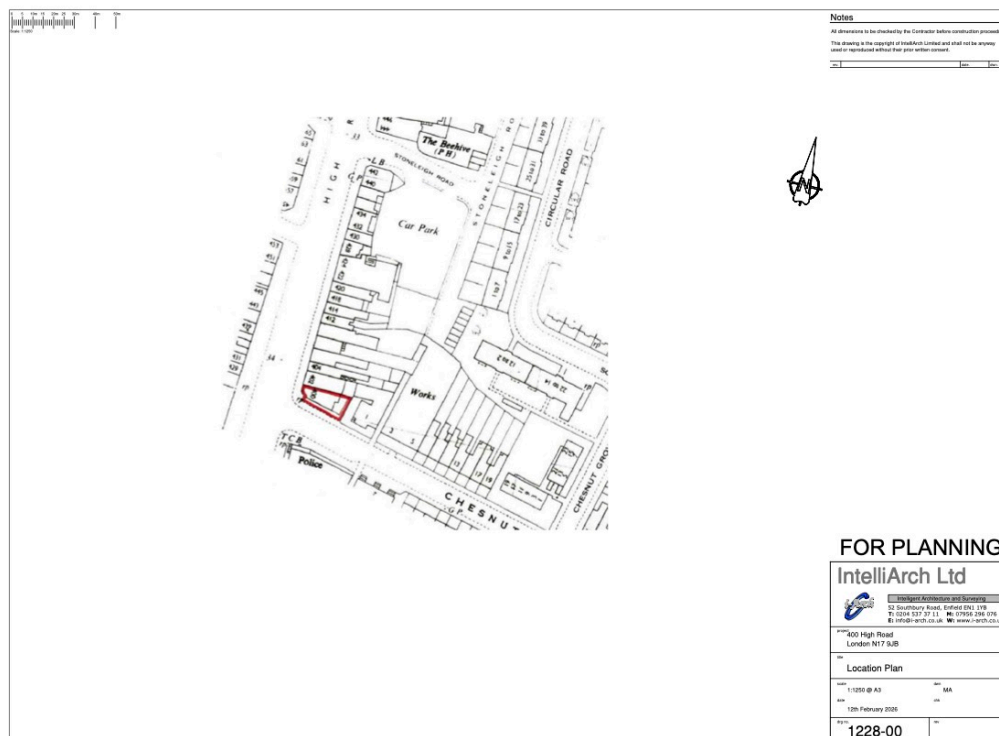
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2.0 Introduction

- 2.01 This Planning Supportive Statement is been prepared in support of the certificate of existing planning application for existing use of flat 5 at 400 High Road, London N17 9JB.
- 2.02 The existing property is a typical Victorian property built around the 1900 located on the corner of High Road and Chesnut Road. The property received planning permission on 31st May 2016 for the following:
- Relocation of existing side access, removal of existing rear structure and erection of three storey rear side/single storey rear extension to provide 1 x 2 bed, 1 x 1 bed and 2 x studio self contained flats*
- 2.03 The works to the property was completed on 26th November 2019 and immediately or around December 2019 the flat to the rear at first floor was split by the applicant to provide two self-contained studio flats.
- 2.04 The applicant is seeking a Certificate of Lawful Development (existing), by providing evidence in order to demonstrate that the building has been used and occupied as a self-contained studio flat since December 2019.
- 2.05 This application related to the following properties known as:

Flat 5, 400 High Road, London N17 9JB

3.0 The Site



Site Plan

- 3.01 The above site plan shows the property is located on the junction of High Road and Chesnut Road.

4.0 Access

- 4.01 Access to the site would be as existing from the Chesnut Road. No change is proposed as part of this application.

5.0 Use

- 5.01 Flat 5 is a studio flat which falls in to a single-family residential use category (C3).
- 5.02 The cycle and refuse store for the property will be used as communal by all the flats as existing. No changes will take place in this affect.
- 5.03 Within the submitted Statutory Declaration evidence which the applicant has provided, the property has been in continuously use as a self-contained flat since December 2019.
- 5.04 Looking at the evidence we have in hand, it appears that number of services were submitted on 29th January 2019 but the actual conversion works took place after the final completion works. The works to Flat 5 were completed in December 2019.

6.0 Layout

- 6.01 There are no alterations to the existing layout of the property. All rooms and flats will remain as existing.
- 6.02 The applicant is happy to consider any recommendations that are offered by the planning department for any alterations.

7.0 Scale

- 7.01 There are no alterations to the existing property internally or externally.

8.0 Landscaping

- 8.01 There are no landscaping are proposed.

9.0 Supportive Evidence

- 1 - UK power network quote dated 29th January 2019 for 5x electricity supply for the flats, 1x landlord supply and 1x commercial shop supply.
- 2 - Thames water connection quote dated 29th January 2019 which states that there is a total of six supplies. Five of these are for the flats. This proofs that the property at 400 High Road N17 contains five residential flats and one commercial shop totalling to six supplies.
- 3 - Certificate of non – compliance for underground installations dated 12th February 2019. This certificate confirms that there are six supplies.
- 4 - Electrical installation certificate from Stroma for Flat 5 dated 14th June 2019.
- 5 - Thames water letter dated 18th November 2020 confirming that Flat 5 with notice of further action.

- 6 - Shell Energy bill dated 3rd August 2022 with supply number of 1013077700647 and meter number 22M0070253. This supply number which is underlined in red at page four of the bill matches the photo of the meter. This is the bill which provides supply to flat 5.
 - 7 - AST dated 5th August 2022
 - 8 - AST dated 5th August 2024
 - 9 - Electrical installation condition report dated 14th June 2024 stating flat 5.
 - 10 - Photos of the water meters serving the property. There are total of six meters and the water meter serving flat 5 is labelled in red on the photo.
 - 11 - Thames water bill dated 5th November 2025 serving flat 5. In page two of the bill, the meter number is underlined with a red line which matches the meter number on the pictures labelled as flat 5.
 - 12 - Photos taken by IntelliArch Ltd on 18th November 2025 which are date stamped.
 - 13 - Letter from Octopus energy dated 15th December 2024 which is the new supplier of the flat with meter supply number 1013077700647 and meter number 22M0070253 which is underlined in page two of the bill.
 - 14 - Photo of the meter with meter number 22M0070253 supplying flat 5. This is underlined on the photos in red. This meter number matches the Octopus energy bill dated 15th December 2024 which is underlined in red at page 2.
 - 15 - Letter from Octopus energy dated 2nd September 2024
 - 16 - Letter from Octopus energy dated 17th December 2024
 - 17 - Statutory declaration from Mr I Yucel dated 23rd March 2026 confirming that works took place around December 2019. Following completion of the extension and conversion works which was completed on 26th November 2019, the property was reconfigured to provide flat 5.
- 9.1 Immunity from Enforcement Action
 - 9.2 The relevant legislation for determining whether the development is lawful is set out in the Town and Country Planning Act 1990 (as amended). Section 191 of the Act gives provision for an application to be made to the Local Planning Authority for a Certificate of Lawfulness in respect of an existing use or development.
 - 9.3 Section 115 of the Levelling-up and Regeneration Act 2023 extended the time limits for which enforcement action can be taken against breaches of planning control, with Section 171B of the Town and Country Planning Act being amended to delete the words “four years” and substituted with “ten years”.

As a result, breaches of planning control are as follows:

Type of development	Breach occurred prior 25th April 2024	Breach occurred after 25th April 2024
Carrying out of building, engineering, mining or other operations	4 years	10 years
Change of use of any building, to use as a single dwelling or house	4 years	10 years
Any other development, including most breaches of planning conditions and changes of use (sui generis)	10 years	10 years

- 9.4 Section 5 of The Planning Act 2008 (Commencement No. 8) and Levelling-up and Item No. Regeneration Act 2023 (Commencement No. 4 and Transitional Provisions) Regulations 2024 set out a transitional arrangement for this extension to take effect, meaning that where breaches of planning control demonstrably occurred prior to the April 25th 2024, the four-year limit will apply.
- 9.5 Section 171B of the Town and Country Planning Act 1990 (as amended) states that "(1) Where there has been a breach of planning control consisting in the carrying out without planning permission of building, engineering, mining or other operations in, on, over or under land, no enforcement action may be taken after the end of the period of ten years beginning with the date on which the operations were substantially completed" and "(2) Where there has been a breach of planning control consisting in the change of use of any building to use as a single dwelling house, no enforcement action may be taken after the end of the period of ten years beginning with the date of the breach".
- 9.6 Section 191(2) of the Town and Country Planning Act 1990 (as amended) states that a use or operation is lawful if, inter alia: 'no enforcement action may then be taken in respect of them (whether because they did not involve development or require planning permission or because the time for enforcement action has expired or for any other reason)'. Section 191(2) also confirms that the use or operation is only lawful if it does not constitute a contravention of any of the requirements of any enforcement notice then in force.
- 9.7 Guidance on the considerations that take place on lawful development certificates is set out in Central Government's 'Planning Practice Guidance'. This states that 'in the case of applications for an existing use, if a local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application, provided the applicants evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability.'

- 9.8 The additional flat known as flat 5 is indicated to have occurred prior to 25th April 2024, this form of development would meet the requirements for a 4-year breach prior to this date, as such in accordance with the time limit transitional arrangements, for the purposes of considering the current Certificate of Lawfulness application, the 4-year time limit would apply.

10. Conclusion

- 10.01 In summary the property has been converted to an additional flat for over 4 years.
- 10.02 The attached evidence provided from different authorities proves that the properties have been in occupation for well over 4 years.
- 10.03 Based on the above information the planning department is kindly advised to be recommended to grant planning permission for certificate of existing use.