

Our Ref: 36 Brunswick Road,
London, N15 5DD

Rev:002

Date: 17/04/2026

Planning Statement

This statement is to be read in conjunction with drawings to support the planning application; Drawing Ref: BR25-01.

Context

The property is 3 storey residential building with C3 Use from Ground Floor to Second Floor.

Intention of this application is obtaining lawful use of existing self-contained flats at second floor level and third floor level which had been built and in continuous use of more than 4 years.

Use

The freehold of the property is owned by Ates Yilmaz.

Amount

The amount of the existing property to be retained and this application is not to proposed for any change of use or gain any additional floor space.

Layout

Ground Floor to Second floors have been in use as 3 Self Contained Flats as Flat 36, Flat 36B, Flat 36C.

- All 3 Self Contained Flats have separate kitchens, shower rooms with bedroom and living space as one contained area. Please see enclosed plans.

Scale

The gross internal area of Second and Third Floor Flats is 130.01sqm.

36 Brunswick Road, London, N15 5DD, Flat 36; 37.7sqm of total internal floor space

36 Brunswick Road, London, N15 5DD, Flat 36B; 35.1sqm of total internal floor space

36 Brunswick Road, London, N15 5DD, Flat 36C; 37.2sqm of total internal floor space

Landscaping

The landscaping is not applicable for this current site. No trees on site.

Appearance

The external appearance is not applicable for this application as the existing building will be retained completely.

Vehicle access and parking

There is on or off street parking space for any of the properties in this locality.

Pedestrian and cycle access

Pedestrian access to the Residential Flats will be retained as existing and all the entrances are from the Brunswick Road.

Conclusion

This application is get lawful use of 3 Self Contained Flats located at ground, first and second floors which have been in use continuously for more than 4 years.

Enclosed supporting documents clearly shows that the property has been converted into 3 Self Contained Flats and additionally shows that they have also been in continuous use for more than 4 years since 2021.

Therefore, we believe that the lawful use to be approved.

List of Enclosed Documents

- 1- Tenancy Agreements**
- 2- Statutory Declarations**
- 3- The Domestic Electrical Installation Certificates**
- 4- Gas Safety Records**
- 5- Energy Performance Certificates**
- 6- Photos of Fuse Boxes, Meters, Main Entrance Hall and Flats for each Flat**
- 7- Lease Agreements**
- 8- Maintenance Invoices**
- 9- Accountant Statement**
- 10- UK Power Networks**
- 11- Utilities confirmation from Suppliers**