



2nd April 2026

Delivered by email

London Borough of Haringey
Planning, Regeneration & Economy
Level 6 River Park House
Wood Green
N22 8HQ

Dear Sir / Madam,

SUBMISSION OF CERTIFICATE OF LAWFUL USE AND DEVELOPMENT: EXISTING USE IN RELATION TO NO.49 LORDSMEAD ROAD, LONDON, N17 6EX AS FIVE SELF-CONTAINED DWELLINGS

We write on behalf of the Applicant in relation to No.49 Lordsmead Road, N17 6EX (hereafter referred to as '*the site*'). The property has been used as five self-contained single unit of accommodation since 26th May 2015 which is over 10-years ago.

The format of this Certificate of Lawful Use application is as follows:

- The Site and Background
- Legislative Framework
- Summary of Evidence
- Conclusion

This letter should be read in conjunction with the submitted evidence, which is contained at appendices 1 - 100.

The Site and Background:

The site benefits from excellent transport links, being located approx. 550 metres from Bruce Grove Overground Station, which benefits from the Weaver Line. This provides services to London Liverpool Street Station (approx. 22 minute journey times) and Enfield Town (approx. 13 minute journey times).

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Tottenham High Road, which is a short walk to the east, provides bus services to Seven Sisters Underground Station (Victoria Line). Additional bus services to Wood Green (no.243) are provided on Lordship Lane, which lies a short distance to the north.

In terms of amenity, Bruce Castle Park lies a short distance (approx. 200 metres) to the northeast and Lordship Recreation Ground lies 650 metres to the west. Multiple shops, bars and restaurants are provided on or around Tottenham High Road, which lies to the east.

The property itself comprises a red brick terraced dwelling which lies on the east side of Lordsmead Road close to its junction with Linley Road. It most likely dates from the late Victorian or Edwardian period (1890 – 1910).

The property was converted in 2014/2015 to provide five self-contained dwellings. In addition, a rear dormer was provided at the same time to create additional living accommodation.

Specifically, Flat 1 is located at the ground floor (front) and Flat 2 is located at the ground floor (rear). Access to the communal rear garden is also provided via the main hallway. Flat 3 is provided at the first floor (rear) and Flat 4 is also located at the first floor (front). Flat 5 is located at the second floor which includes the loft area and rear dormer. See **Appendix 1** for Photographs of the site.

The applicant undertook works to create a rear dormer and convert the property into five self-contained dwellings (e.g., each with their own kitchen and bathroom) in 2014/2015. They have let the five self-contained flats at the property on a continuous residential basis since 26th May 2015. Plans of the property with the 5 flat arrangement are provided at **Appendix 2**.

Legislative Framework:

This Application for a Certificate of Lawfulness Existing Use or Development is made in respect of Section 191 of the Town & Country Planning Act 1990. Specifically, Section 171 B of the 1990 Town and Country Planning Act refers to ***‘Time Limits’*** and states as follows:

(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 –

(a) In the case of a breach of planning control in England, ten years beginning with the date on which the operations were substantially completed,

(2) Where there has been a breach of planning control consisting in the change of use of any building to use as a single dwellinghouse, no enforcement action may be taken after the period of –

(a) In the case of a breach of planning control in England, ten years beginning with the date of the breach.’

It should be noted that this Lawful Certificate Application demonstrates that the sub-division of the property to five self-contained flats took place **over 10-years ago**.

In addition, the Planning Practice Guidance (PPG) refers to ***'Lawful development certificates'***. Paragraph: 006 Reference ID: 17c-006-20140306 (Revision date 06 03 2014) is most relevant and states as follows:

'Who is responsible for providing sufficient information to support an application?'

The applicant is responsible for providing sufficient information to support an application, although a local planning authority always needs to co-operate with an applicant who is seeking information that the authority may hold about the planning status of the land. A local planning authority is entitled to canvass evidence if it so wishes before determining an application. If a local planning authority obtains evidence, this needs to be shared with the applicant who needs to have the opportunity to comment on it and possibly produce counter-evidence.

In the case of applications for 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 applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability.

In the case of applications for proposed development, an applicant needs to describe the proposal with sufficient clarity and precision to enable a local planning authority to understand exactly what is involved.

Paragraph: 006 Reference ID: 17c-006-20140306

Revision date: 06 03 2014'

A link to the PPG which refers to Lawful Development Certificates is provided below.

[Lawful development certificates - GOV.UK](https://www.gov.uk/guidance/lawful-development-certificate)

In short, the relevant legislation and PPG highlight that Applicants are able to apply for a Certificate of Lawfulness to confirm that works and/or changes of use are ***'lawful'*** and immune from enforcement action due to the passing of time.

Summary of Evidence:

This section provides a summary of the supporting evidence for the Certificate of Lawful Use application. We consider that the submitted evidence is sufficient to demonstrate that ***'on the balance of probabilities'*** (the relevant legal test) the property has been used as five self-contained dwellings since 26th May 2015 to date on a continuous basis, which is over 4-years before April 2024 and over 10-years (approx. 11-years 3-months) ago.

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The **evidence** is summarised as follows:

- Energy Performance Certificates
- General Supporting Evidence
- HMO Licence Documentation
- Tenancy Agreements & Associated Evidence
- Statutory Declarations

Energy Performance Certificate:

Energy Performance Certificates (EPC) are provided for each of the five flats at the property. These are summarised as follows:

Flat 1: An EPC for Flat 1 at 49 Lordsmead Road, London, N17 6EX was issued on 20th December 2024, following on from an assessment on 19th December 2024. The EPC rating is valid until 19th December 2034, and the Certificate Numbers is: 7171-8374-9272-7192-5096. It is of interest to note that Flat 1 is described as a ***'Ground-floor flat'*** with a ***'Total floor area'*** of ***'28 square metres'***. A copy of the EPC Rating for Flat 1 is provided at **Appendix 3**.

Flat 2: An EPC for Flat 2 at 49 Lordsmead Road, London, N17 6EX was issued on 20th December 2024, following on from an assessment on 19th December 2024. The EPC rating is valid until 19th December 2034, and the Certificate Numbers is: 2273-7692-4147-1794-1391. It is of interest to note that Flat 2 is described as a ***'Ground-floor flat'*** with a ***'Total floor area'*** of ***'17 square metres'***. A copy of the EPC Rating for Flat 2 is provided at **Appendix 4**.

Flat 3: An EPC for Flat 3 at 49 Lordsmead Road, London, N17 6EX was issued on 20th December 2024, following on from an assessment on 19th December 2024. The EPC rating is valid until 19th December 2034, and the Certificate Numbers is: 9927-9257-9574-3157-5070. It is of interest to note that Flat 3 is described as a ***'Mid-floor flat'*** as it is located on the 1st floor of the property with a ***'Total floor area'*** of ***'33 square metres'***. A copy of the EPC Rating for Flat 3 is provided at **Appendix 5**.

Flat 4: An EPC for Flat 4 at 49 Lordsmead Road, London, N17 6EX was issued on 22nd May 2024, following on from an assessment on 21st May 2024. The EPC rating is valid until 21st May 2034, and the Certificate Numbers is: 0254-6237-9504-1981-6930. It is of interest to note that Flat 4 is described as a ***'Mid-floor flat'*** as it is located on the 1st floor of the property with a ***'Total floor area'*** of ***'31 square metres'***. A copy of the EPC Rating for Flat 4 is provided at **Appendix 6**.

Flat 5: An EPC for Flat 5 at 49 Lordsmead Road, London, N17 6EX was issued on 20th December 2024, following on from an assessment on 19th December 2024. The EPC rating is valid until 19th December 2034, and the Certificate Numbers is: 2556-5392-2448-5795-1295. It is of interest to note that Flat 5 is described as a ***'Top-floor flat'*** as it is located on the 2nd (or top) floor of the property with a ***'Total floor area'*** of ***'33 square metres'***. A copy of the EPC Rating for Flat 3 is provided at **Appendix 7**.

In summary, whilst the EPC records are generally less than 2-years old (May 2024 for Flat 4) they clearly indicate that the property was laid out as five flats at the time of the assessments. The description of the flats (e.g., Flat 1, ground floor flat) are consistent with the existing layout. On this basis, we consider that the EPC provide supporting evidence that the house has been previously converted to five self-contained flats.

General Supporting Evidence:

This section of the Certificate Application references various '**General Supporting Evidence**' which includes various physical works & photographic evidence.

Electrical Meters Installation:

There is a main electricity meter at 49 Lordsmead Road which is located at the ground floor, under the stairs. The unique '**Meter Point Administration Number**' (MPAN) for the electricity meter is: **1013078233785**. However, the Applicant installed **five electrical sub-meters** off the main meter in January 2015. This enables the occupier of each flat to insert a pre-paid electricity key for each flat.

An invoice dated 14th January 2015 from '**JSG Metering Solutions Ltd**' in relation to 49 Lordsmead Road, N17 6EX refers to '**5.00 MP21 RFID Prepay Meter**' at a Unit Price of **£95.00 each**. The total amount (excluding VAT) is £475.00 which indicates that the Applicant bought 5 electrical pre-pay meters at the time.

Furthermore, the company website for JSG Metering Solutions Ltd indicates that the company is still active and still operates from the address listed on their invoice. A link to the JSG Metering Solutions Ltd website is provided below.

<https://www.jsgsolutions.co.uk/>

A copy of the invoice for 5 electrical pre-pay electrical meters is provided at **Appendix 8**. We consider that this provides supporting evidence of the conversion of the property into five self-contained dwellings in early 2015, which is over 11-years and 2-months ago.

Electrical Installation Condition Reports:

An Electrical Installation Condition Report (EICR) is a formal document that assesses the safety and condition of electrical installations within a property to ensure compliance with current regulations and identify potential hazards. The Applicant arranged for EICR Reports to be undertaken in relation to Flats 1-5 at the site in March 2015.

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Flat 1: On 14th March 2015, an EICR (Certificate reference: 014032015) was provided in relation to **Flat 1 at 49 Lordsmead Road, N17 6EX**. The Certificate notes that the *'description of premises'* is *'domestic'*. The EICR was provided by 'Electricians of West London Ltd' and the Certificate notes that the company is a ***'National Inspection Council for Electrical Installation Contracting'*** (NICEIC) Approved Contractor. A copy of the EICR for Flat 1 is provided at **Appendix 9**.

Flat 2: On 14th March 2015, an EICR (Certificate reference: 014032015-1) was provided in relation to **Flat 2 at 49 Lordsmead Road, N17 6EX**. The EICR was provided by 'Electricians of West London Ltd' and the Certificate notes that the company is a ***'National Inspection Council for Electrical Installation Contracting'*** (NICEIC) Approved Contractor. A copy of the EICR for Flat 2 is provided at **Appendix 10**.

Flat 3: On 14th March 2015, an EICR (Certificate reference: 014032015-2) was provided in relation to **Flat 3 at 49 Lordsmead Road, N17 6EX**. The EICR was provided by 'Electricians of West London Ltd' and the Certificate notes that the company is a ***'National Inspection Council for Electrical Installation Contracting'*** (NICEIC) Approved Contractor. A copy of the EICR for Flat 3 is provided at **Appendix 11**.

Flat 4: On 14th March 2015, an EICR (Certificate reference: 014032015-3) was provided in relation to **Flat 4 at 49 Lordsmead Road, N17 6EX**. The EICR was provided by 'Electricians of West London Ltd' and the Certificate notes that the company is a ***'National Inspection Council for Electrical Installation Contracting'*** (NICEIC) Approved Contractor. A copy of the EICR for Flat 3 is provided at **Appendix 12**.

Flat 5: On 14th March 2015, an EICR (Certificate reference: 014032015-4) was provided in relation to **Flat 5 at 49 Lordsmead Road, N17 6EX**. The Certificate notes that the *'description of premises'* is *'domestic'*. The EICR was provided by 'Electricians of West London Ltd' and the Certificate notes that the company is a ***'National Inspection Council for Electrical Installation Contracting'*** (NICEIC) Approved Contractor. A copy of the EICR for Flat 1 is provided at **Appendix 13**.

We consider that the EICR's provide supporting evidence of the conversion of the property into five self-contained dwellings in March 2015 (or before) as they describe Flats 1, 2, 3, 4, & 5 at 49 Lordsmead Road. The 14th March 2015 date on the EICR's is over 11-years and 1-month ago (approx.).

Invoices for Building Works & Google Earth (Historical Mapping Function):

The Applicant acquired the property in 2014 and undertook building works to convert it into 5 self-contained dwellings throughout 2014. This included the provision of a rear dormer to create a loft conversion as well as internal works and new double glazed windows.

Invoice Reference No.561 dated 22nd July 2014:

An invoice dated 22nd July 2014 (ref: Invoice No.561) refers to ***'49 Lordsmead Road'***. It states, ***'Works Description – To erect dormer at rear of property for loft conversion, inclusive of material and labour'***. It then states, ***'Total due - £35,000'***.

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In handwriting, the invoice notes that 'payments' of the following amounts were made on the following dates:

- £15,000 paid on 29th July 2014
- £10,000 paid on 1st August 2014
- £5,000 paid on 11th August 2014
- £5,000 paid on 28th August 2014

These total £35,000 as per the total invoice amount. A copy of the invoice dated 22nd July 2014 is provided at **Appendix 14**.

Invoice Reference No.576 dated 15th November 2014:

An invoice dated 15th November 2014 (ref: Invoice No.576) refers to '**49 Lordsmead Road**'. It states, '**Works Description – Interior works. Lay stud work. Fit plasterboards and skim. Installation of kitchens. Painting and decorating**'. It then states, '**Total due - £9,750**'.

In handwriting, the invoice notes that 'payments' of the following amounts were made on the following dates:

- £2,750 paid on 18th November 2014
- £3,000 paid on 28th November 2014
- £2,000 paid on 5th December 2014
- £2,000 paid on 17th December 2014

These total £9,750 as per the total invoice amount. A copy of the invoice dated 15th November 2014 is provided at **Appendix 15**.

Invoice Reference No.585 dated 18th December 2014:

An invoice dated 18th December 2014 (ref: Invoice No.585) refers to '**49 Lordsmead Road**'. It states, '**Works Description – Supply and fit double glazing windows, composite front door and rear PVC door**'. It then states, '**Total due - £4,625**'.

In handwriting, the invoice notes that 'payments' of the following amounts were made on the following dates:

- £2,625 paid on 29th December 2014
- £2,000 paid on 16th January 2015

These total £4,625 as per the total invoice amount. A copy of the invoice dated 18th December 2014 is provided at **Appendix 16**.

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In addition, we would like to highlight that Google Earth has a '**Historical Imagery**' mapping function. This can be used to show the dates of external changes to various properties. This function shows that there is no rear dormer at the property on 19th July 2013 (Image 1). It then shows a rear dormer at the site on 4th June 2015 (Image 2). It then shows that the rear dormer remains in place in April 2024 (Image 3).

Furthermore, the Google Earth Street View '**Historical Imagery**' function shows the previous windows at the property in August 2014 (Image 4). It then shows the new PVC windows in May 2015 (Image 5). It then shows that the windows remain in place in February 2022 (Image 6). The images listed above (Images 1-6) are provided at **Appendix 17** for reference.

We consider that the invoices for the building works alongside the Google Earth images provide further supporting evidence that the property was converted to 5 self-contained flats in 2014. The fact that Invoice from 15th November 2014 (Ref No.576) refers to '**Installation of Kitchens**' (plural), rather than '**kitchen**' (singular), indicates that more than 1 kitchen was installed, which corresponds to the creation of the five self-contained flats.

Invoice Reference No.576 dated 15th November 2014:

An invoice dated 15th November 2014 (ref: Invoice No.576) refers to '**49 Lordsmead Road**'. It states, '**Works Description – Interior works. Lay stud work. Fit plasterboards and skim. Installation of kitchens. Painting and decorating**'. It then states, '**Total due - £9,750**'.

Additional Information for Flat 1:

In addition, we have provided Date Stamped photographs provided by the Letting Agents. These cover the period from 7th April 2015 – 1st August 2022. A total of 14 photographs were provided which clearly indicate the self-contained nature of Flat 1, with a kitchen, dining and living room, small bathroom (with shower) and bedroom. The Date Stamped Photographs of Flat 1 are provided at **Appendix 18**.

We have also provided a **Property Inspection Report** for Flat 1, dated 5th April 2016 by the Letting Agents. It confirms that **Mr Marius Bulica** had been occupying the **1 bedroom ground floor flat** since May 2015. It also includes photographs of the property at that time. A copy of the Property Inspection Report is provided at **Appendix 19**.

We have also provided an Inventory for Flat 1 (dated 12th May 2015) which notes that the Tenancy Start Date was 13th May 2015. This refers to **Mr Marius Bulica and Ms Andrea Hincu (the Tenants)**. Please see **Appendix 20**.

Additionally, we have provided a **'Check In Confirmation'** document for new tenants listed as Mr Emil Todorov and Mrs Todorka Ilieva Stefanova for Flat 1 for a tenancy starting on 18th December 2017. It also lists the Tenants Deposit and refers to the pre-paid electricity meter. See **Appendix 21** for a copy of the **Check In Confirmation** Document.

We have provided a further **'Check In Confirmation'** document for Flat 1 (dated 1st October 2018). It notes that the new tenants, **Mrs Marianne Dominquez Medina & Mr Dzson Doktor** moved in on that date. A copy of the **Check In Confirmation** Document from October 2018 is provided at **Appendix 22**.

We have also provided a detailed Inventory document for Flat 1 (dated 28th September 2018) at **Appendix 23**. We have also provided a **'Check Out Confirmation'** document for Flat 1 (dated 1st August 2022). It refers to **Mrs Marianne Dominquez Medina/Mr Dzson Doktor**, which indicates that they lived at Flat 1 for approx. 3-years and 10-months. A copy of the **'Check Out Confirmation'** document is provided at **Appendix 24**.

We have provided an invoice from the Letting Agent which refers to Flat 1 and is dated 1st May 2015. We assume that this work took place in advance of the initial letting of Flat 1. See **Appendix 25** for a copy of the Invoice. At **Appendix 26** we have also provided a further invoice from the Letting Agent which is dated 29th November 2018 and refers to Flat 1. **Appendix 27** provides another invoice from the Letting Agent dated 7th January 2020 for the fitting of a new extractor fan in the bathroom of **Flat 1**.

Additional Information for Flat 2:

In addition, we have provided Date Stamped photographs provided by the Letting Agents. These cover the period from 7th April 2015 – 16th June 2025. A total of 11 photographs were provided which clearly indicate the self-contained nature of Flat 2, with a kitchen, and open plan bedroom (studio layout) with a separate bathroom (with shower). The Date Stamped Photographs of Flat 2 are provided at **Appendix 28**.

Furthermore, we have also provided a **'Holding Deposit Receipt'** dated 22nd May 2015. It notes that the tenancy for Mr Mohamed Bakhti for Flat 2 commenced on 26th May 2015. The deposit was £450.00 and the document was drafted by Andrew Lloyd Estates (the Letting Agents). A copy of the Holding Deposit Receipt is provided at **Appendix 29**.

We have also provided an **'Inventory'** for Flat 2, which is dated 26th May 2015. It lists Mr Mohamed Bakhti and Ms Daiva Liaukeviciene which we presume were the tenants at that time. A copy of the **'Inventory'** is provided at **Appendix 30**.

We have also provided a **Property Inspection Report** for Flat 2, dated 5th April 2016 by the Letting Agents. It confirms that Mr Mohamed Bakhti and Ms Daiva Liaukeviciene had been occupying the ground-floor studio flat since May 2015. The Inspection was carried out by **Pascal Kannas** on behalf of **Andrew Lloyd Estates Ltd** and includes photographs of a damp problem at that time. A copy of the Property Inspection Report is provided at **Appendix 31**. We have also provided a **'Check Out Confirmation'** document at **Appendix 32**, which shows that the tenants left the property on 26th July 2016.

We have provided an additional **'Check in Confirmation'** document for Flat 2 dated 1st November 2019 for **Ms Lavina Alexi**. The document confirms that the monthly rent is £900. A copy of the **Check in Confirmation** document is provided at **Appendix 33**. An associated **'Inventory'** dated 1st November 2019 for Flat 2 refers to the same tenant and is provided at **Appendix 34**.

An additional **'Check in Confirmation'** document for Flat 2 dated 17th June 2020 is provided at **Appendix 35**. The tenants are listed as **Mrs Biruta Geciene and Mr Albina Macius** with a monthly rent of £850.00. At **Appendix 36** we have provided the associated Inventory dated 17th June 2020.

It appears that **Mrs Biruta Geciene and Mr Albina Macius** remained in Flat 2 until 16th June 2025 which is confirmed by the **'Check Out Confirmation'** document dated 16th June 2025, a copy of which is provided at **Appendix 37**.

A **'Check In Confirmation'** document for **Mr Jan Zvarik** is provided at **Appendix 38**. It shows that the tenancy started on 22nd August 2025 with a monthly rent of £1,050.00.

We have provided an invoice from the Letting Agent which refers to Flat 2 dated 10th April 2017. This refers to **'Works: Redecorate part of the ceiling due to the leak from upstairs'**. A copy is provided at **Appendix 39**. A further invoice from the Letting Agent dated 29th November 2018 for multiple works is provided at **Appendix 40**.

Additional Information for Flat 3:

For Flat 3 we have provided Date Stamped photographs provided by the Letting Agents. These cover the period from 7th April 2015 – 12th December 2023. A total of 11 photographs were provided which clearly indicate the self-contained nature of Flat 3, with a kitchen, and open plan bedroom (studio layout) with a separate bathroom (with shower).

It should be noted that the kitchen and bathroom was relocated in 2019 at the request of LB Haringey. This was so that the means of escape, if there was fire, was not past the kitchen. However, the unit remained self-contained throughout. The Date Stamped Photographs of Flat 3 are provided at **Appendix 41**.

We have also provided an **'Inventory'** for Flat 3, which is dated 20th April 2015. It lists **Ms Susanna Larsson** as the tenant. A copy is provided at **Appendix 42**.

We have also provided a **Property Inspection Report** (see **Appendix 43**) for Flat 3, dated 5th April 2016 by the Letting Agents. It confirms that **Ms Susanna Larsson** had been occupying the unit since April 2015. The Inspection was carried out by **Pascal Kannas** on behalf of **Andrew Lloyd Estates Ltd**. It appears that **Ms Susanna Larsson** remained in Flat 3 until 20th November 2023 which is confirmed by the **'Check Out Confirmation'** document dated 20th November 2023, a copy of which is provided at **Appendix 44**. It also lists the rent at that time being £900.00 per month.

Following on from this tenancy, **Mr Grzegorz Kmiec** took occupancy of Flat 3 on 5th December 2023 with a monthly rent of £1,000.00. This is confirmed via the **'Check In Confirmation'** document which is provided at **Appendix 45**.

Additional Information for Flat 4:

For Flat 4 we have provided Date Stamped photographs provided by the Letting Agents. These cover the period from 7th April 2015 – 29th October 2024. A total of 15 photographs were provided which clearly indicate the self-contained nature of Flat 4, with a kitchen, and open living area, separate bedroom and a separate bathroom (with shower).

It should be noted that an internal wall was added to enclose the kitchen prior to February 2022. However, Flat 4 remained self-contained from April 2015 to present. The Date Stamped Photographs of Flat 4 are provided at **Appendix 46**.

We have provided a copy of the first **'Holding Deposit'** at **Appendix 47** for Flat 4. It states that the first tenant was Marco Jeyaseelan and confirms that the first tenancy started on 13th May 2015.

We have attached a copy of a **'Property Inspection Report'** for Flat 4 at **Appendix 48**. It is dated 5th April 2016 and state that the tenants were **'Mr Thomas Jayaselan and Mr Marco Jayaseelan'**, who had been living there since May 2015. It also includes photos of Flat 4 from April 2016.

We have provided a **'Check Out Confirmation'** for Flat 4 at **Appendix 49**. It is dated 25th July 2018 and notes that the tenant leaving was **Ms Christina Kutenha**. It states that the deposit for Flat 4 was £1,100.00.

We have also provided a **'Check In Confirmation'** for Flat 4 at **Appendix 50**. It is dated 31st October 2019 which was the start date of a new tenancy for **Mr Javier Alejandro Bastias Nasi**. It lists the monthly rent of Flat 4 as £1,100.00. We have also provided an associated **'Inventory'** for Flat 4 at **Appendix 51**.

A **'Check Out Confirmation'** for **Mr Javier Alejandro Bastias Nasi** at Flat 4 is provided at **Appendix 52**. It is dated 28th February 2022. A **'Check In Confirmation'** for **Ms Barbara Ines Da Mata Marques De Matos & Ms Freya Elena Turner** is dated 7th March 2022 and is provided at **Appendix 53**. A copy of the **'Inventory'** associated with this letting (starting on 7th March 2022) is provided at **Appendix 54**.

The associated **'Check Out Confirmation'** for **Ms Barbara Ines Da Mata Marques De Matos & Ms Freya Elena Turner** is dated 17th April 2023 and is provided at **Appendix 55**. A new **'Check In Confirmation'** for **Mr Charles William Deane** (new tenant) is provided at **Appendix 56**. It is dated 28th April 2023 and confirms that the monthly rent for Flat 4 was £1,300.00 at that time.

An additional **'Check In Confirmation'** is provided at **Appendix 57**. It confirms that the new tenants, **Ms Jessica Alexandra Alonso Beltran & Mr Guillermo Jesus Cavieres Rojas**, started a new tenancy on 22nd November 2024 with a monthly rent of £1,400.00.

A Section 13 Notice for Flat 4 (proposing an increased monthly rent of £1,450.00) is dated 22nd October 2025 and is provided at **Appendix 58**. We have also provided an **Invoice** dated 15th August 2015 for a new lock at Flat 4 at **Appendix 59**. A further **Invoice** for drainage works at Flat 4 is dated 28th August 2017 and is provided at **Appendix 60**.

Additional Information for Flat 5:

For Flat 5 we have provided Date Stamped photographs provided by the Letting Agents. These cover the period from 1st April 2015 – 23rd August 2021. A total of 13 photographs were provided which clearly indicate the self-contained nature of Flat 5, with a kitchen, and open living area, separate bedroom and a separate bathroom (with shower). The Date Stamped Photographs of Flat 4 are provided at **Appendix 61**.

We have provided a **'Check In Confirmation'** at **Appendix 62**. This is for the first tenants of Flat 5, **Mr Gyorgy Vinglman and Ms Anita Pinter**, who moved in on 1st May 2015. The associated **'Inventory'** dated 30th April 2015 is provided at **Appendix 63**.

A **'Check Out Confirmation'** for **Mr Gyorgy Vinglman and Ms Anita Pinter** is provided at **Appendix 64**. It is dated 25th November 2016 and confirms that the deposit was £1,100.00 at that time. A **'Property Inspection Report'** for Flat 5 is provided at **Appendix 65**. It is dated 5th April 2016 and contains photos of the bathroom.

A further **'Check Out Confirmation'** for **Ms Leire Alonso** dated 7th November 2017 is provided at **Appendix 66**.

An additional '**Check In Confirmation**' for Flat 5 lists **Mr Caleb Matteus and Miss Amari Marcia Abai-Laviniere** as the new tenants (see **Appendix 67**). It notes that their tenancy started on 9th December 2019 with a monthly rent of £1,100.00. The associated '**Inventory**' dated 9th December 2019 is provided at **Appendix 68**.

A '**Check In Confirmation**' for Flat 5 is provided at **Appendix 69**. It lists Mr Iuri Bianchi as the tenant and is dated 20th September 2021. The associated '**Inventory**' is provided at **Appendix 70** and confirms that the tenancy started on 20th September 2021.

An **Invoice** for new furniture lists Flat 5 on the address and is dated 12th May 2015. A copy is provided at **Appendix 71**. A further Invoice dated 7th December 2016 for works to Flat 5 is provided at **Appendix 72**. An additional Invoice dated 22nd January 2020 for new fridges in Flat nos. 2 & 5 is provided at **Appendix 73**.

In summary, we consider that the additional information for Flats 1-5 at the site provides further evidence to demonstrate that the property has been used and rented as 5 self-contained flats since May 2015.

House in Multiple Occupation Licence Documentation:

The property has received House in Multiple Occupation (HMO licences) over the years from LB Haringey. We have provided copies of the key HMO documents as supporting evidence. The first HMO Application at the site is dated 14th August 2017.

Pages 9-10 of the HMO Application (August 2017) lists the five flats and the various tenants at that time. Page 6 confirms that the conversion to self-contained flats took place in May 2015 which accords with the other evidence. It also lists Gina Ktori as the Letting Manager for the property at page 3. A copy of the HMO Application (August 2017) is provided at **Appendix 74**.

Following on from this LB Haringey granted a 2-year **HMO licence** in respect of 49 Lordsmead Road on 5th February 2018. A copy of the HMO Licence from 2018 is provided at **Appendix 75**.

A second HMO Licence Application was made on 28th April 2020 regarding the site. It also lists Gina Ktori as the Letting Manager at page 3. Page 6 lists the total number of households as '**5**' and also lists a conversion date of May 2015. Pages 9-10 list the details of the five flats and the tenants at that time. Page 15 confirms that the information provided by the Applicant on the form is correct. A copy of the HMO Application from 28th April 2020 is provided at **Appendix 76**.

Following on from this LB Haringey granted a 5-year HMO licence in respect of 49 Lordsmead Road on 6th February 2020. A copy of the HMO Licence from 6th February 2020 is provided at **Appendix 77**. We have also provided an email from **Rebecca Clarke** who was an **Environmental Health Housing Officer** at LB Haringey on 3rd January 2018. Rebecca Clarke asks the Applicant if she can visit the property for an inspection on 10th January 2018 at 3pm. A copy of the Email is provided at **Appendix 78**.

Tenancy Agreements & Associated Evidence:

A **Tenancy Agreement** dated 15th February 2017 is provided at **Appendix 79**. It relates to Flat 1 and lists Ms Nina Pavolva & Mr Rayko Raykov Pavlov as the tenants which is consistent with other supporting evidence.

A **Tenancy Agreement** dated 24th March 2017 is provided at **Appendix 80**. It relates to Flat 2 and lists Mre Stefanel Sircu at the tenant. A further **Tenancy Agreement** dated 23rd March 2016 is provided at **Appendix 81**. It relates to Flat 3 and lists Ms Susanna Sandra Helena Larsson as the tenant which is consistent with other supporting evidence.

A **Tenancy Agreement** dated 25th May 2016 is provided at **Appendix 82**. It relates to Flat 4 and lists Mr Marco Jeyaseelan & Mr Thomas Jeyaseelan as the tenants. A further **Tenancy Agreement** dated 21st April 2017 is provided at **Appendix 83**. It lists Mr James Finbar Murphy & Ms Leire Alvarado Alonso as the tenants which is consistent with other supporting evidence.

An **email** confirming the **Tenancy Deposit Certificate** for Ms Susanna Larsson is provided at **Appendix 84**. It lists the deposit as £900.00 and is dated 22nd May 2015. Furthermore, a **Bank Statement** dated 20th October 2023 lists Ms Susanna Larsson as paying rent of £900.00 for Flat 3 at the site. A copy is provided at **Appendix 85**. An additional **Bank Statement** for August 2023 shows the rent being paid again by Ms Susanna Larsson at **Appendix 86** for Flat 3.

A further Bank Statement from 23rd May 2019 shows rent of £800.00 being paid by Ms Susanna Larsson at **Appendix 87** for Flat 3. Another Bank Statement from 19th June 2015 shows rent being paid by Ms Susanna Larsson at **Appendix 88** for Flat 3.

We have also provided screenshots of all of the **deposits from the Tenants** at Flats 1-5 at the Site at **Appendix 89**. This was provided by the Letting Agent and corresponds (in terms of tenant names and deposit amounts) with other supporting evidence.

We would like to highlight that **Ms Susanna Sandra Helena Larsson** occupied Flat 3 for several years. Therefore, we have provided a further **Tenancy Agreement** for Ms Larsson dated 20th April 2015 at **Appendix 90**. We have also provided an **'Inventory'** for Flat 3 dated 20th April 2015 at **Appendix 91**. We have also provided a copy of the **'Receipt for the Deposit'** of £1,920.00 for Flat 3 signed by Susanna Larsson on 20th April 2015 at **Appendix 92**.

A **Bank Statement** dated 20th May 2015 is provided at **Appendix 93** and shows a rent payment of £900.00 by Susanna Larsson. A further **Bank Statement** dated 20th February 2018 shows a rent payment of £900.00 by Susanna Larsson for Flat 3 at **Appendix 94**. An additional **Bank Statement** dated 23rd October 2015 with a rent payment shown by Susanna Larsson is provided at **Appendix 95**.

Furthermore, we have provided a **Bank Statement** dated 20th April 2015 showing the 'Deposit' being paid by Susanna Larsson at **Appendix 96**. The amount was £20.00 more than the deposit as it included £20.00 for '**top up**' electricity (via a key). The Receipt for this, dated 20th April 2015, is provided at **Appendix 97**. A '**Check Out Confirmation**' for Susanna Larsson is provided at **Appendix 98** and shows that the tenancy ended on 20th November 2023. Therefore, Susanna Larsson lived in Flat 3 for approx. **8-years and 6-months**.

In summary, we consider that the **Tenancy Agreements** alongside the detailed **deposit information** (**Appendix 89**) and **bank statements** provide further supporting evidence to demonstrate that the 5 flats at the property have been let on a continuous basis for many years.

Statutory Declarations:

Statutory Declarations have been provided as part of our evidence to demonstrate that the property has been arranged as 5 self-contained flats since 26th May 2015 which is over 10-years ago. Both Statutory Declarations were '**Declared**' before **Kishan Soburrun** (Solicitor: SRA No. 431151) of '**Appleman Legal**' at 280 High Road, London, N15 4AJ on 31st March 2026 (Tel: 020 7183 0335).

Statutory Declarations confirming the provision of 5 self-contained flats at the site were made by the following individuals on 31st March 2026:

- **Gina Ktori** (Letting Agent at Andrew Lloyd Estates Ltd, 437 High Road, London, N17 6QH) Tel: 020 8493 0000 (see **Appendix 99**)
- **Pascal Kannas** (Letting Agent at Andrew Lloyd Estates Ltd, 437 High Road, London, N17 6QH) Tel: 020 8493 0000 (see **Appendix 100**)

Conclusion:

In conclusion, '**on the balance of probabilities**', we consider that Flats 1-5 at 49 Lordsmead Road, London, N17 6EX has been arranged as five self-contained flats since 26th May 2015. Furthermore, apart from normal vacancy periods between lettings (e.g. 1-2 weeks) the five flats have been let and occupied on a continuous basis from 26th May 2015 until now. This totals 11-years and 10-months, far in excess of the 10-year requirement.

The supporting information, which is summarised within this letter and provided within the Appendices, provides compelling evidence to support this view. Such evidence includes:

- Evidence of Electrical Installation Evidence of conversion works (e.g., building work Invoices, Energy Assessment)
- Tenancy Agreements, Deposit Information & bank statements
- Evidence from LB Haringey relating to the HMO Application & Licences
- Statutory Declarations from the Letting Agents

On this basis, and in conjunction with the evidence provided, we consider that the Certificate of Lawfulness application should be approved.

Format of the Application:

The format of the application is as follows:

1. Completed Lawful Certificate Application Form
2. Planning Cover Letter & Supporting Evidence Appendices (1-100)
3. Site Location Plan (1:1250 scale)

The application has been submitted via the planning portal (ref: **PP-14823906**) and the application fee of £2,940.00 was paid at the time of submission.

We trust that the above information is sufficient for you to validate this Certificate of Lawfulness application and we look forward to hearing from you in due course. If you have any queries, please do not hesitate to contact me at these offices.

Yours Faithfully,



Matt Humphreys, MRTPI
Director

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