

PLANNING SUPPORT STATEMENT

1. INTRODUCTION

This Planning Support Statement has been prepared in support of an application for a Certificate of Lawfulness for Existing Use or Development under Section 191 of the Town and Country Planning Act 1990, as amended, in respect of 87 Bounds Green Road, Wood Green, London, N22 8DF.

The application seeks formal confirmation that the property has been lawfully used as a House in Multiple Occupation, falling within Use Class C4, for a continuous period substantially exceeding the relevant statutory enforcement period.

The application seeks formal confirmation that the property has been lawfully used as a House in Multiple Occupation, falling within Use Class C4, for a continuous period substantially exceeding the relevant statutory enforcement period.

The application is supported by a comprehensive evidence package, including statutory declarations, tenancy agreements, bank statements, support letters and existing plans. Taken together, this evidence demonstrates that the property has operated continuously and without material interruption as shared residential accommodation for multiple unrelated occupiers over a period extending from at least 2011 to the present day.

This application does not seek planning permission for operational development, physical alterations or intensification of the existing use. It seeks confirmation that the existing HMO use is lawful virtue of the passage of time and is therefore immune from enforcement action.

2. SITE DESCRIPTION

The application site comprises 87 Bounds Green Road, Wood Green, London, N22 8DF, located within the administrative area of the London Borough of Haringey.

The property is situated on Bounds Green Road, a predominantly residential corridor between Alexandra Palace Overground Station and Bounds Green Underground Station. The site benefits from good access to public transport, local shops, services, community facilities and open spaces.

The surrounding area is primarily residential in character, comprising low rise terraced and semi-detached houses. The property sits within an established urban residential context and forms part of the existing street scene along Bounds Green Road.

The property is not listed neither is it located within a designated Conservation Area.

3. LAWFUL DEVELOPMENT CERTIFICATE CONSIDERATIONS

The key issue for the Local Planning Authority is whether, on the balance of probability, the property has been used continuously as a House in Multiple Occupation (Use Class C4) for a period exceeding the relevant statutory immunity period.

The applicant's case is that:

1. The property has been occupied by multiple unrelated individuals;
2. Those individuals occupied separate rooms whilst sharing communal facilities including the kitchen and bathroom facilities;
3. The use of the property falls within the definition of a House in Multiple Occupation in planning terms;
4. The use has operated openly, continuously and without material interruption for a period substantially exceeding four years prior to the submission of this application; and
5. The submitted evidence is sufficient to demonstrate, on the balance of probability, that the existing use is lawful.

A Certificate of Lawfulness application is not an assessment of the planning merits, acceptability or policy compliance of the development. Rather, it is a legal determination based upon factual evidence as to whether the claimed use has existed continuously for the relevant statutory period.

Accordingly, the principal considerations for the Local Planning Authority are whether the property has been used as an HMO, whether that use has been continuous and uninterrupted and whether the use has existed for a period exceeding four years prior to the date of the application.

The evidence submitted in support of this application includes statutory declarations, support letters, tenancy agreements and bank statements demonstrating long-established occupation by multiple unrelated individuals over a continuous period extending from at least 2013 to the present day.

Whilst some gaps exist within the documentary record, these are reasonably explained by the nature of the occupation arrangements. A number of occupiers were workers associated with the landlord's restaurant business and some residents occupied the property on a temporary basis whilst seeking alternative accommodation. In certain cases, rent arrangements were internally managed, resulting in some missing tenancy or banking documentation. However, these limited gaps do not undermine the overall consistency and continuity of the evidence submitted.

Taken as a whole, the evidence demonstrates that the property has operated openly and continuously as a House in Multiple Occupation for a period significantly exceeding the relevant four-year immunity period. The use has remained materially unchanged throughout that time.

The burden of proof in a Certificate of Lawfulness application is the civil standard of proof, namely the “balance of probability”. It is considered that the evidence submitted comfortably satisfies this test and clearly demonstrates that the existing HMO use is lawful and immune from enforcement action

4. PLANNING AND APPEAL HISTORY

The relevant planning history is summarised below:

- AP-11094 – appeal dismissed 28/01/2026
Refusal of planning application ref: HGY/2024/2064 - Retrospective planning application for the change of use of the dwelling house (Use Class C3) into a House of Multiple Occupation (HMO) for up to 5 residents (Use Class C4)
- HGY/2024/2064 – refused 11/09/2025
Retrospective planning application for the change of use of the dwelling house (Use Class C3) into a House of Multiple Occupation (HMO) for up to 5 residents (Use Class C4)
- HGY/2000/0765 – approved with conditions 31/07/2000
Erection of ground floor rear extension

The previous refusal and appeal decision do not prevent the applicant from applying for a Certificate of Lawfulness. This application is materially different because it is supported by an evidence of continuous use and seeks a legal determination rather than planning permission.

5. SUPPORTING EVIDENCE

This statement has been prepared in conjunction with the following drawings and documents which accompany this Lawful Development Certificate Application:

1. Existing Ground Floor Plan
2. Site Location Plan
3. Statutory Declarations and Support Letters
4. Assured Shorthold Tenancy Agreements
5. Bank Statements
6. Letters from Maria Stancikova

The following is a summary of each document submitted in support of this application. For a comprehensive review and to access the full evidence, please refer to the individual documents included with the application:

5.1 STATUTORY DECLARATIONS AND SUPPORT LETTERS

A series of Statutory Declarations have been submitted in support of this application which collectively provide clear and consistent evidence confirming the long-established use of the property as a House in Multiple Occupation (HMO). The declarations have been provided by individuals with direct personal and professional knowledge of the property and its occupation history.

The declarations confirm that the property at 87 Bounds Green Road, London, N22 8DF has been occupied by multiple unrelated individuals sharing communal facilities over a substantial and continuous period of time.

- Declaration by Benjamin Sintim – Harris Brown Estate Agent
A formal Statutory Declaration has been provided by Mr Benjamin Sintim of Harris Brown Estate Agents
Confirms longstanding professional involvement with the property and its owners. Mr Sintim states that his business has maintained a professional relationship with the owners since 1998 and that he has been directly involved in the management and letting of the property throughout this period.
- Declaration by Ms Maria Stancikova – previous resident of 87 Bounds Green Road
Confirming personal occupation and first-hand knowledge of the shared living arrangements at the address. The declarant confirms that during their residence at the property, several other individuals separately rented and occupied rooms within the house while sharing common areas and facilities.
- Support Letter from Sahil – Lettings of London
A support letter has been provided by Lettings of London confirming professional involvement with the landlord and the property over a period in excess of fifteen years.

5.2 ASSURED SHORTHOLD TENANCY AGREEMENTS

Copies of Assured Shorthold Tenancy Agreements have been provided as supporting documentary evidence of the established HMO occupation.

The tenancy agreements demonstrate that individual occupants have resided at the property under separate tenancy arrangements consistent with HMO use. The agreements assist in evidencing:

- Continuous residential occupation;
- Multiple unrelated occupants residing within the property;
- The duration of occupancy periods;
- The lawful residential nature of the use.

The tenancy documentation provides a chronological record of occupation and supports the assertion that the property has operated continuously as shared accommodation over the relevant period. The applicant acknowledges that there are some gaps in the documentary record. However, these gaps do not undermine the overall evidence of continuous HMO occupation

These records form an important component of the overall evidential package submitted in support of the Certificate of Lawfulness application.

5.3 BANK STATEMENTS

Bank Statements have been submitted as corroborative financial evidence supporting the occupation history and operational continuity of the property as an HMO.

The statements provide supporting evidence of rental income associated with the residential occupation of the property and assist in verifying the timeline of occupancy demonstrated within the tenancy agreements and statutory declarations.

The financial records further support the claim that the property has operated continuously as shared residential accommodation without material interruption throughout the relevant period.

The applicant acknowledges that there are some gaps in the documentary record. However, these gaps do not undermine the overall evidence of continuous HMO occupation. A significant number of the occupiers were workers connected with the restaurant operated by the landlord, and during certain periods rent was dealt with informally, deducted from wages or otherwise managed internally. As a result, not every occupation period is reflected by a formal tenancy document or bank transfer.

Some occupiers also stayed at the property on a temporary or short-term basis while they were seeking alternative accommodation. This explains why certain residents may not appear consistently across all tenancy agreements or bank records, but it does not indicate any interruption in the HMO use of the property.

Nevertheless, the available bank statements, tenancy agreements, statutory declarations and support letters, when considered together, provide a consistent and credible picture of long-term shared occupation by multiple unrelated individuals. The absence of some individual documents is therefore explained by the practical living and employment arrangements in place at the time, rather than by any break in the HMO use.

The evidence demonstrates, on the balance of probability, that the property continued to be occupied as shared residential accommodation throughout the relevant period, notwithstanding some missing records.

When considered alongside the accompanying tenancy agreements and sworn declarations, the bank statements contribute to a consistent and robust body of evidence demonstrating lawful HMO use.

Bank Statement breakdown:

YEAR	TENANT	RENT PAYMENTS	RENT AMOUNT
2013	POO NORIEGA I	04/12/2013	£625
	PIPA D	24/12/2013	£340
2014	DELIGIANNIS N	03/01/2014	£850
	L DEL SER PASCUAL	06/01/2014	£910
	POO NORIEGA I	06/01/2014	£625
	PIPA D	24/01/2014	£340
	L DEL SER PASCUAL	27/01/2014	£910
	DELIGIANNIS	03/02/2014	£850
	PIPA D	24/04/2014	£340
	L DEL SER PASCUAL	25/04/2014	£910
	DELIGIANNIS N	06/05/2014	£850
	PIPA D	27/05/2014	£340
	L DEL SER PASCUAL	27/05/2014	£910
	DELIGIANNIS N	03/06/2014	£850
	L DEL SER PASCUAL	25/06/2014	£910
	PIPA D	26/06/2014	£340
	DELIGIANNIS N	03/07/2014	£850
	PIPA D	25/07/2014	£340
	L DEL SER PASCUAL	25/07/2014	£910
	DELIGIANNIS N	04/08/2014	£850
	L DEL SER PASCUAL	22/08/2014	£910
	PIPA D	26/08/2014	£340
	DELIGIANNIS N	03/09/2014	£850
	L DEL SER PASCUAL	26/09/2014	£910
	PIPA D	29/09/2014	£340

	DELIGIANNIS N	03/10/2014	£850
	L DEL SER PASCUAL	24/10/2014	£910
	PIPA D	27/10/2014	£340
	DELIGIANNIS N	03/11/2014	£850
	L DEL SER PASCUAL	24/11/2014	£910
	PIPA D	25/11/2014	£340
	DELIGIANNIS N	03/12/2014	£850
	PIPA D	29/12/2014	£340
	L DEL SER PASCUAL	29/12/2014	£910
2015	DELIGIANNIS N	05/01/2015	£850
	L DEL SER PASCUAL	26/01/2015	£910
	PIPA D	29/01/2015	£340
	DELIGIANNIS N	03/02/2015	£850
	ALPHA LANDLORDS SE	04/03/2015	£637.31
	L DEL SER PASCUAL	25/03/2015	£910
	PIPA D	30/03/2015	£340
	GHOLAMI-NICK	30/03/2015	£900
	L DEL SER PASCUAL	24/04/2015	£910
	PIPA D	28/04/2015	£340
	GHOLAMI-NICK	28/04/2015	£900
	L DEL SER PASCUAL	26/05/2015	£910
	PIPA D	27/05/2015	£340
	GHOLAMI-NICK	29/05/2015	£900
	L DEL SER PASCUAL	24/06/2015	£910
	PIPA D	26/06/2015	£340
	GHOLAMI-NICK	29/06/2015	£900
	L DEL SER PASCUAL	24/06/2015	£910
	PIPA D	26/06/2015	£340
	GHOLAMI-NICK	29/06/2015	£900
	PIPA D	26/08/2015	£340

	L DEL SER PASCUAL	26/08/2015	£910
	GHOLAMI-NICK	01/09/2015	£900
	L DEL SER PASCUAL	25/09/2015	£1000
	PIPA D	28/09/2015	£340
	GHOLAMI-NICK	29/09/2015	£900
	L DEL SER PASCUAL	23/10/2015	£1000
	PIPA D	27/10/2015	£340
	GHOLAMI-NICK	28/10/2015	£900
	L DEL SER PASCUAL	25/11/2015	£1000
	PIPA D	26/11/2015	£360
	GHOLAMI-NICK	30/11/2015	£900
	L DEL SER PASCUAL	23/12/2015	£1000
	PIPA D	29/12/2015	£360
	GHOLAMI-NICK	29/12/2015	£900
2016	L DEL SER PASCUAL	25/01/2016	£1000
	PIPA D	27/01/2016	£360
	GHOLAMI-NICK	28/01/2016	£900
	PIPA D	26/02/2016	£360
	L DEL SER PASCUAL	26/02/2016	£1000
	GHOLAMI-NICK	29/02/2016	£900
	L DEL SER PASCUAL	24/03/2016	£1000
	PIPA D	29/03/2016	£360
	GHOLAMI-NICK	29/03/2016	£900
	PIPA D	26/04/2016	£360
	GHOLAMI-NICK	28/04/2016	£900
	PIPA D	26/05/2016	£360
	GHOLAMI-NICK	31/05/2016	£900
	HARRIS BROWN ESTATE	10/06/2016	£371.40
	PIPA D	27/06/2016	£360
	GHOLAMI-NICK	28/06/2016	£900

	KARATHNASIS	07/07/2016	£1,100
	PIPA D	26/07/2016	£360
	GHOLAMI-NICK	29/07/2016	£900
	KARATHNASIS	08/08/2016	£1,100
	PIPA D	30/08/2016	£360
	GHOLAMI-NICK	30/08/2016	£900
	KARATHNASIS	08/09/2016	£1,100
	PIPA D	28/09/2016	£360
	GHOLAMI-NICK	28/09/2016	£900
	KARATHNASIS	07/10/2016	£1,100
	PIPA D	26/10/2016	£360
	GHOLAMI-NICK	31/10/2016	£900
	KARATHNASIS	07/11/2016	£1,100
	PIPA D	28/11/2016	£360
	GHOLAMI-NICK	28/11/2016	£900
	KARATHNASIS	08/12/2016	£1,100
	PIPA D	28/12/2016	£360
	GHOLAMI-NICK	28/12/2016	£900
2017	KARATHNASIS	05/01/2017	£1,100
	PIPA D	30/01/2017	£360
	GHOLAMI-NICK	30/01/2017	£900
	KARATHNASIS	07/02/2017	£1,100
	PIPA D	27/02/2017	£360
	GHOLAMI-NICK	01/03/2017	£900
	KARATHNASIS	06/03/2017	£1,100
	PIPA D	27/03/2017	£360
	GHOLAMI-NICK	29/03/2017	£900
	KARATHNASIS	06/04/2017	£1,100
	BARLETTA GIULIO	19/04/2017	£252.95
	PIPA D	28/04/2017	£360

	GHOLAMI-NICK	02/05/2017	£900
	KARATHNASIS	08/05/2017	£1,100
	PIPA D	30/05/2017	£360
	GHOLAMI-NICK	30/05/2017	£900
	KARATHNASIS	05/06/2017	£1,100
	PIPA D	26/06/2017	£390
	GHOLAMI-NICK	30/06/2017	£900
	KARATHNASIS	05/07/2017	£1,100
	PIPA D	26/07/2017	£390
	KARATHNASIS	04/08/2017	£1,100
	PIPA D	29/08/2017	£390
	GHOLAMI-NICK	29/08/2017	£900
	KARATHNASIS	05/10/2017	£1,100
	PIPA D	26/10/2017	£390
	GHOLAMI-NICK	30/10/2017	£900
	KARATHNASIS	06/11/2017	£1,100
	PIPA D	27/11/2017	£390
	GHOLAMI-NICK	28/11/2017	£900
	KARATHNASIS	04/12/2017	£1,100
	PIPA D	27/12/2017	£390
	GHOLAMI-NICK	29/12/2017	£900
2018	KARATHNASIS	04/01/2018	£1,100
	PIPA D	26/01/2018	£390
	GHOLAMI-NICK	30/01/2018	£900
	KARATHNASIS	05/02/2018	£1,100
	PIPA D	27/02/2018	£390
	GHOLAMI-NICK	01/03/2018	£900
	KARATHNASIS	05/03/2018	£1,100
	PIPA D	26/03/2018	£390
	GHOLAMI-NICK	29/03/2018	£900

	KARATHNASIS	05/04/2018	£1,075
	PIPA D	25/04/2018	£390
	GHOLAMI-NICK	30/04/2018	£900
	KARATHNASIS	03/05/2018	£1,100
	GHOLAMI-NICK	29/05/2018	£900
	PIPA D	04/06/2018	£390
	KARATHNASIS	04/06/2018	£1,100
	PIPA D	27/06/2018	£390
	KARATHNASIS	20/07/2018	£1,100
	PIPA D	26/07/2018	£390
	GHOLAMI-NICK	30/07/2018	£900
	KARATHNASIS	02/08/2018	£1,100
	PIPA D	28/08/2018	£390
	KARATHNASIS	03/09/2018	£1,100
	PIPA D	28/09/2018	£390
	KARATHNASIS	01/10/2018	£1,100
	HAR LTD RENT A/C	03/10/2018	£1,246
	PIPA D	29/10/2018	£390
	M STANCIKOVA	09/11/2018	£860
	PIPA D	26/11/2018	£390
	M STANCIKOVA	05/12/2018	£430
	R HYSENBELLIU	14/12/2018	£550
2019	M STANCIKOVA	04/01/2019	£430
	R HYSENBELLIU	17/01/2019	£550
	PIPA D	28/01/2019	£390
	M STANCIKOVA	04/02/2019	£430
	R HYSENBELLIU	18/02/2019	£550
	M STANCIKOVA	01/03/2019	£550
	R HYSENBELLIU	25/03/2019	£550
	PIPA D	03/04/2019	£380

	M STANCIKOVA	08/04/2019	£550
	R HYSENBELLIU	03/05/2019	£650
	R HYSENBELLIU	04/06/2019	£650
	M STANCIKOVA	05/06/2019	£430
	M STANCIKOVA	04/07/2019	£430
	M STANCIKOVA	06/08/2019	£430
	R HYSENBELLIU	07/08/2019	£550
	R HYSENBELLIU	23/08/2019	£550
	EVA MARIA GONZ	11/09/2019	£1,150
	M STANCIKOVA	13/09/2019	£430
	MARIA SUYAPA CAR	16/09/2019	£1,150
	R HYSENBELLIU	04/10/2019	£550
	M STANCIKOVA	07/10/2019	£430
	M STANCIKOVA	30/10/2019	£430
	R HYSENBELLIU	12/11/2019	£550
	M STANCIKOVA	28/11/2019	£430
	R HYSENBELLIU	29/11/2019	£550
	M STANCIKOVA	30/12/2019	£430
2020	R HYSENBELLIU	10/01/2020	£550
	HADAJ I	27/01/2020	£550
	M STANCIKOVA	31/01/2020	£430
	R HYSENBELLIU	03/02/2020	£550
	R HYSENBELLIU	16/03/2020	£700
	M STANCIKOVA	01/04/2020	£260
	M STANCIKOVA	01/04/2020	£430
	R HYSENBELLIU	17/04/2020	£900
	M STANCIKOVA	04/05/2020	£560
	R HYSENBELLIU	21/05/2020	£900
	M STANCIKOVA	08/06/2020	£560
	M STANCIKOVA	09/07/2020	£560

	FIGARAZZI F & F	20/07/2020	£1,000
	M STANCIKOVA	05/08/2020	£560
	M STANCIKOVA	04/09/2020	£560
	G DELOGU	28/09/2020	£1,100
	M STANCIKOVA	05/10/2020	£560
	BEATRICE CHESSA	26/10/2020	£550
	M STANCIKOVA	02/11/2020	£560
	G DELOGU	18/11/2020	£550
	M STANCIKOVA	07/12/2020	£560
	BEATRICE CHESSA	08/12/2020	£550
	G DELOGU	24/12/2020	£550
2021	BEATRICE CHESSA	04/01/2021	£550
	G DELOGU	04/01/2021	£550
	M STANCIKOVA	04/01/2021	£560
	BEATRICE CHESSA	01/02/2021	£550
	G DELOGU	11/02/2021	£550
	BEATRICE CHESSA	01/03/2021	£550
	G DELOGU	15/03/2021	£550
	BEATRICE CHESSA	04/05/2021	£550
	G DELOGU	24/05/2021	£550
	BEATRICE CHESSA	01/06/2021	£550
	BEATRICE CHESSA	02/07/2021	£550
	FIGARAZZI F & F	02/07/2021	£1,000
	G DELOGU	26/07/2021	£550
	M STANCIKOVA	28/07/2021	£230
	BEATRICE CHESSA	02/08/2021	£550
	G DELOGU	31/08/2021	£550
	E PILLATI	31/08/2021	£900
	G DELOGU	02/09/2021	£550
	G DELOGU	17/09/2021	£550

	BEATRICE CHESSA	04/10/2021	£550
	E PILLATI	05/10/2021	£900
	E PILLATI	02/11/2021	£900
	G DELOGU	03/11/2021	£550
	E PILLATI	29/11/2021	£900
	BEATRICE CHESSA	01/12/2021	£550
2022	BEATRICE CHESSA	04/01/2022	£550
	E PILLATI	28/01/2022	£900
	BEATRICE CHESSA	03/02/2022	£550
	G DELOGU	21/02/2022	£550
	BEATRICE CHESSA	01/03/2022	£550
	E PILLATI	01/03/2022	£900
	G DELOGU	03/03/2022	£2,200
	E PILLATI	29/03/2022	£900
	BEATRICE CHESSA	04/04/2022	£550
	G DELOGU	04/04/2022	£550
	BEATRICE CHESSA	03/05/2022	£550
	G DELOGU	03/05/2022	£550
	E PILLATI	03/05/2022	£900
	F DEDE	30/05/2022	£900
	BEATRICE CHESSA	06/06/2022	£550
	G DELOGU	20/06/2022	£550
	E PILLATI	28/06/2022	£900
	BEATRICE CHESSA	04/07/2022	£550
	G DELOGU	18/07/2022	£550
	E PILLATI	28/07/2022	£900
	BEATRICE CHESSA	02/08/2022	£550
	E PILLATI	26/08/2022	£900
	BEATRICE CHESSA	02/09/2022	£700
	M VILLAGRAN	05/09/2022	£650

	BEATRICE CHESSA	12/09/2022	£150
	BEATRICE CHESSA	04/10/2022	£198.50
	BEATRICE CHESSA	12/10/2022	£700
	JOSE ZUNIGA RODRIG	24/10/2022	£1,200
	BEATRICE CHESSA	11/11/2022	£700
	JOSE ZUNIGA RODRIG	14/11/2022	£1,200
	OSCAR DE LEON	24/11/2022	£460
	OSCAR DE LEON	05/12/2022	£700
	BEATRICE CHESSA	12/12/2022	£700
	JOSE ZUNIGA RODRIG	12/12/2022	£1,200
2023	OSCAR DE LEON	05/01/2023	£700
	BEATRICE CHESSA	11/01/2023	£700
	JOSE ZUNIGA RODRIG	16/01/2023	£1,200
	OSCAR DE LEON	03/02/2023	£700
	BEATRICE CHESSA	13/02/2023	£700
	JOSE ZUNIGA RODRIG	20/02/2023	£1,200
	OSCAR DE LEON	28/02/2023	£700
	BEATRICE CHESSA	07/03/2023	£700
	JOSE ZUNIGA RODRIG	21/03/2023	£600
	JOSE ZUNIGA RODRIG	22/03/2023	£600
	OSCAR DE LEON	31/03/2023	£700
	JOSE ZUNIGA RODRIG	03/04/2023	£830
	BEATRICE CHESSA	11/04/2023	£700
	F DEDE	02/05/2023	£550
	OSCAR DE LEON	02/05/2023	£700
	BEATRICE CHESSA	11/05/2023	£511
	ZENELI D	11/05/2023	£800
	ZENELI D	22/05/2023	£500
	OSCAR DE LEON	31/05/2023	£750
	F DEDE	05/06/2023	£550

	F DHANA	06/06/2023	£1,300
	LUCA BIERMANN	09/06/2023	£400
	OSCAR DE LEON	12/06/2023	£100
	LUCA BIERMANN	16/06/2023	£1,200
	F DEDE	29/06/2023	£275
	OSCAR DE LEON	29/06/2023	£750
	ILARIA PALMIERI	10/07/2023	£550
	F DHANA	10/07/2023	£1,300
	ILARIA PALMIERI	10/07/2023	£500
	LUCA BIERMANN	17/07/2023	£800
	ILARIA PALMIERI	19/07/2023	£150
	OSCAR DE LEON	04/08/2023	£500
	BISHANI D	10/08/2023	£650
	GJIKA F	10/08/2023	£650
	OSCAR DE LEON	14/08/2023	£268
	LUCA BIERMANN	16/08/2023	£800
	M BARDHI	04/09/2023	£150
	BISHANI D	11/09/2023	£650
	GJIKA F	11/09/2023	£650
	LUCA BIERMANN	18/09/2023	£800
	C STRAZZERI	09/10/2023	£1,163
	BISHANI D	12/10/2023	£650
	GJIKA F	12/10/2023	£650
	LUCA BIERMANN	16/10/2023	£800
	C STRAZZERI	06/11/2023	£775
	LOWE G	13/11/2023	£900
	BISHANI D	13/11/2023	£650
	GJIKA F	13/11/2023	£650
	LUCA BIERMANN	16/11/2023	£800
	C STRAZZERI	07/12/2023	£775

	LUCA BIERMANN	18/12/2023	£800
2024	F GJOCI	02/04/2024	£950
	C STRAZZERI	09/04/2024	£775
	LUCA BIERMANN	16/04/2024	£800
	F GJOCI	02/05/2024	£950
	C STRAZZERI	10/05/2024	£775
	LUCA BIERMANN	17/05/2024	£800
	C STRAZZERI	10/06/2024	£775
	LUCA BIERMANN	28/06/2024	£800
	MERHIZ LEKAJ	22/07/2024	£800
	F GJOCI	24/07/2024	£950
	NANEVA M	26/07/2024	£800
	LUCA BIERMANN	29/07/2024	£800
	BULIGA A B	29/07/2024	£1,200
	F GJOCI	31/07/2024	£950
	LUCA BIERMANN	19/08/2024	£800
	F GJOCI	21/08/2024	£950
	MERHIZ LEKAJ	23/08/2024	£800
	F GJOCI	09/09/2024	£950
	LUCA BIERMANN	18/09/2024	£800
	MERHIZ LEKAJ	20/09/2024	£800
	LUCA BIERMANN	17/10/2024	£800
	B HYSENBELLIU	22/10/2024	£1,050
	F GJOCI	11/11/2024	£950
	MERHIZ LEKAJ	11/11/2024	£800
	LUCA BIERMANN	18/11/2024	£800
	B HYSENBELLIU	22/11/2024	£1,050
	MERHIZ LEKAJ	09/12/2024	£800
	LUCA BIERMANN	18/12/2024	£800
	B HYSENBELLIU	23/12/2024	£1,050

2025	MERHIZ LEKAJ	17/01/2025	£800
	LUCA BIERMANN	20/01/2025	£800
	B HYSENBELLIU	22/01/2025	£1,050
	MERHIZ LEKAJ	24/01/2025	£800
	ESMIRALD MANI	10/02/2025	£450
	LUCA BIERMANN	17/02/2025	£800
	MERHIZ LEKAJ	21/02/2025	£800
	B HYSENBELLIU	24/02/2025	£1,050
	LUCA BIERMANN	17/03/2025	£800
	B HYSENBELLIU	26/03/2025	£1,050
	MERHIZ LEKAJ	28/03/2025	£800
	ESMIRALD MANI	03/04/2025	£850
	LUCA BIERMANN	22/04/2025	£800
	ESMIRALD MANI	23/04/2025	£850
	B HYSENBELLIU	28/04/2025	£1,050
	ESMIRALD MANI	06/05/2025	£850
	MERHIZ LEKAJ	09/05/2025	£800
	LUCA BIERMANN	19/05/2025	£800
	B HYSENBELLIU	27/05/2025	£1,050
	MERHIZ LEKAJ	30/05/2025	£800
	LUCA BIERMANN	16/06/2025	£800
	B HYSENBELLIU	19/06/2025	£1,050
	MERHIZ LEKAJ	04/07/2025	£800
	ESMIRALD MANI	04/07/2025	£700
	ESMIRALD MANI	16/07/2025	£990
	LUCA BIERMANN	16/07/2025	£800
	B HYSENBELLIU	22/07/2025	£1,050
	MERHIZ LEKAJ	01/08/2025	£800
	LUCA BIERMANN	18/08/2025	£800
	B HYSENBELLIU	20/08/2025	£1,050

	ESMIRALD MANI	22/08/2025	£850
	MERHIZ LEKAJ	01/09/2025	£800
	LUCA BIERMANN	16/09/2025	£800
	B HYSENBELLIU	22/09/2025	£1,050
	ESMIRALD MANI	22/09/2025	£850
	MERHIZ LEKAJ	03/10/2025	£800
	LUCA BIERMANN	17/10/2025	£800
	ESMIRALD MANI	17/10/2025	£850
	B HYSENBELLIU	24/10/2025	£1,050
	MERHIZ LEKAJ	27/10/2025	£800
	MERHIZ LEKAJ	02/11/2025	£200
	LUCA BIERMANN	17/11/2025	£800
	MERHIZ LEKAJ	21/11/2025	£400
	ESMIRALD MANI	09/12/2025	£850
	ESMIRALD MANI	12/12/2025	£850
	LUCA BIERMANN	16/12/2025	£735
	B HYSENBELLIU	22/12/2025	£1,050

5.4 LETTERS FROM MARIA STANCIKOVA

Letters and correspondence addressed to Ms Maria Stancikova at 87 Bounds Green Road, London, N22 8DF have been submitted as supporting evidence of long-term occupation at the property.

Ms Stancikova resided at the property for a substantial period of time and has also provided a Statutory Declaration in support of this application confirming her occupation of the property and her direct knowledge of the shared living arrangements within the HMO.

The submitted correspondence addressed to Ms Stancikova at the application property provides additional independent documentary evidence confirming her residence at the address over an extended period. This evidence further supports the applicant's case that the property has been occupied continuously by multiple unrelated individuals sharing communal facilities in a manner consistent with Use Class C4 HMO occupation.

When considered alongside the tenancy agreements, bank statements, statutory declarations and supporting letters, this documentation contributes to a consistent and

robust evidential record demonstrating the long-established and continuous use of the property as a House in Multiple Occupation.

CONCLUSION

This application seeks a Certificate of Lawfulness for the existing use of 87 Bounds Green Road, Wood Green, London, N22 8DF as a House in Multiple Occupation (Use Class C4) under Section 191 of the Town and Country Planning Act 1990 (as amended).

The evidence submitted in support of the application demonstrates, on the balance of probability, that the property has been occupied continuously by multiple unrelated individuals sharing communal facilities for a period substantially exceeding the relevant statutory immunity period. The evidence includes statutory declarations, support letters, tenancy agreements, bank statements and supporting documentation which together provide a clear and consistent record of long-established HMO occupation.

Whilst certain gaps exist within the documentary record, these have been reasonably explained by the nature of the occupation arrangements, including the fact that many occupiers were employees connected with the landlord's restaurant business and that some residents occupied the property on a temporary basis whilst seeking alternative accommodation. These circumstances do not undermine the overall continuity of the established HMO use.

The evidence confirms that the use has operated openly, continuously and without material interruption for many years. Accordingly, the existing use has become lawful through the passage of time and is now immune from enforcement action.

It is therefore respectfully requested that the Local Planning Authority issue a Certificate of Lawfulness confirming the lawful existing use of the property as a House in Multiple Occupation (Use Class C4).