

Applicant:

Mr John Wray of Liconi Ltd

Property:

25 Downhills Park Road London N17 6PE

Prepared by:

Helen Menkiti (Architect)

Date: 18/04/2026

1. Introduction

This statement is submitted on behalf of Liconi Ltd the legal owner of 25 Downhill Park Road, in support of an application for a Certificate of Lawfulness for Existing Use or Development (CLEUD) confirming the lawful established use of the property as a House in Multiple Occupation (HMO).

2. Established Use as an HMO

The property is currently operating as an HMO and has been used in this manner continuously for a period exceeding 10 years.

Evidence confirms that the property was occupied as an HMO from 15 October 2005 to 15 October 2017, and that multi-occupancy has continued beyond this period without interruption.

During this time, the property has accommodated multiple unrelated tenants, consistent with the statutory definition of an HMO under the Housing Act 2004 and relevant planning legislation.

3. Supporting Documentation

To substantiate the long-term established HMO use, the following documents are included with this application:

Existing floor plans, elevations, and site plan showing the internal layout and configuration consistent with HMO occupation.

Electoral Register records showing multiple unrelated individuals registered at the property over the relevant period.

Current HMO Property Licence, multi-occupancy use to present date.

These documents collectively demonstrate that the property has operated as an HMO for well over the required 10-year period, with no material breaks in use.

4. Conclusion

Based on the continuous and well-documented use of 25 Downhill Park Road as an HMO for more than 10 years, we respectfully request that the Local Planning Authority issue a Certificate of Lawfulness (Existing Use) confirming the lawful established use of the property as a House in Multiple Occupation. <This message was edited>