

27th July 2026

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**Placemaking & Housing
Haringey Council
5th Floor, Alexandra House
10 Station Road
Wood Green, London
N22 7TR**

Dear Sir/Madam,

**MAVROS HOUSE, 95 VALE ROAD, LONDON, N4 1TG;
APPLICATION FOR A CERTIFICATE OF LAWFUL EXISTING USE OR
DEVELOPMENT (CLEUD)**

On behalf of our client, Florentia Property Unit Trust ('the Applicant'), we enclose an application under Section 191 of the Town and Country Planning Act 1990 for a Certificate of Lawfulness of Existing Use or Development ('CLEUD') in relation to the existing lawful use at the property known as Mavros House, London, N4 1TG ('the Site').

This application is submitted to certify that the lawful use of the Site for 'Residential Dwellinghouses' within the Use Class C3 (The Town and Country Planning (Use Classes) Order 1987 (as amended)). This application relates to 15 individual residential units which are located across the Ground, First and Second Floors of Mavros House.

In providing our assessment, we have engaged with the building owners, reviewed publicly accessible documentation and other evidence in order to gain a better understanding about the lawful use of the Property.

Enclosed with this letter are the following:

- Site and Block Plan
- Proposed/Existing Plans
- Completed Application Form and Application Fee
- Evidence of Residential Use for Each Unit (provided within the Appendix)

The below drawings are submitted with the application:

- 26661OSMAR00DR A 0001 – Location Plan
- 26661OSMAR00DR A 0010 – Block Plan
- 26661OSMAR00DR A 0100 – Ground Floor Plan
- 26661OSMAR00DR A 0101 – First Floor Plan
- 26661OSMAR00DR A 0102 – Second Floor Plan



This application relates to 15 units which are to be considered as existing single dwellinghouses within Mavros House. The application has been combined, rather than made in 15 separate submissions to reduce administrative pressure on Haringey Council Officers. This submission approach has informally been approved by Haringey Council Officers.

Legislation

Section 191(1)(a) of the 1990 Act enables anyone to apply to the Local Planning Authority for a decision whether any existing use of buildings or other land is lawful. Subsection (4) of Section 191 provides that if the Local Planning Authority is provided with information satisfying them of the lawfulness, they shall issue a certificate to that effect.

This process provides a statutory mechanism for obtaining confirmation that an existing use of land, some operational development, or some activity in breach of a planning condition, is lawful and consequently immune from enforcement action.

To obtain a CLEUD, it must be proven that: (a) no enforcement action may be taken against the specified use at the time of the application, and (b) that the specified use does not constitute a contravention of the requirements of any enforcement notice then in force. Additionally, the unlawful use must not have been deliberately concealed from the planning authorities during the relevant enforcement period – otherwise, the enforcement period will not have begun to run.

We are not aware that any enforcement notice has been issued in respect of the residential units at Mavros House.

Prior to the commencement of section 115 of the Levelling-up and Regeneration Act 2023 (the “2023 Act”), section 171B(2) of the 1990 Act provided that 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 four years beginning with the date of the breach”*. Section 115 of the 2023 Act came into force on 25 April 2024 and did not have retrospective effect. Consequently, the four-year rule continues to apply to an unlawful change of use to a single dwelling house which first occurred prior to 25 April 2024.

In order to benefit from the four-year rule, the use of the units must therefore have changed to use as a single dwelling house prior to 25 April 2024. It must be evidenced that each individual unit has been used as a single dwelling house for a four-year period up to the time of submission of this CLEUD application.

Site Background

The Site is located within the London Borough of Haringey (‘LBH’) and within the designated Haringey Warehouse District. The Site contains an irregular rectangle shaped, single building comprising Ground, First and Second storeys. The northern most part of the Site fronts Hermitage Road, and the southern end of the Site fronts Vale Road. The building is currently occupied by residential tenants. The 15 units within Mavros House relevant to this application are set over Ground, First and Second Floors. The location and name of each unit is indicated within the table overleaf.



Ground Floor	First Floor	Second Floor
Ground Floor Hermitage		
	First Floor Hermitage	
	Mavros 4A	
	Mavros 4B	Mavros 4B
	Mavros 4D	
	Mavros 4F	
	Mavros 4H	
	Mavros 4J	
	Mavros 5, Flat 1	Mavros 5, Flat 1
	Mavros 5, Flat 2	Mavros 5, Flat 2
	Mavros 5, Flat 3	Mavros 5, Flat 3
	Mavros 5, Flat 4	
	Mavros 6A	
	Mavros 6B	
	Mavros 6C	

The surrounding area is characterised by low-mid rise warehouse buildings comprising industrial and commercial uses (Use Class B2 General Industrial, Use Class B8 Storage and Distribution, Use Class E Commercial, Business and Service), in addition to residential uses (Use Class C3 Residential Dwellinghouses).

General Projects RE Ltd own the Site, as well as the nearby Florentia Clothing Village at 106 Vale Road which has recently completed development comprising flexible light industrial floorspace (Class E) and storage and distribution units (Class B8) (as per planning permission reference HGY/2022/0044).

The Site is allocated 'Vale Rd & Eade Rd Designation' (SA33) within LBH Site Allocations DPD (2017). The designation recognises that the Haringey Warehouse District is subject to significant unauthorised residential occupation in the form of warehouse living. The Site is also a designated 'Area of Change' (Seven Sisters Corridor). These areas are recognised to have considerable potential for growth and are appropriately located to support growth and development.

The Site is located within a Local Employment Area – Regeneration Area, alongside being located within the Vale Road/Tewkesbury Road Article 4 Direction (Class MA) Commercial (E) to Residential (C3) and the Article 4 for Heritage and Gardens directing the conversion of single dwellings (C3) to HMO (C4).

The Site has a PTAL rating of 2, although several bus stops and tube stations are within close proximity offering a range of public transport routes.

The planning history for the Site comprises several applications relating to alterations and extensions to individual units. As determinations for these applications do confirm the use of the building as residential (Use Class C3), they are not considered relevant to this application, and have therefore not been referenced within this letter.



Summary of Evidence

The information in this letter is based on detailed information found via desk-based research, attending the Site and information provided by the Applicant.

The supporting evidence set out below demonstrates at least four years of residential use for each of the 15 residential units at Mavros House. Copies of each item of evidence is included within the Appendix. The date that each item of evidence was issued is included to demonstrate that it was issued at least four years prior to submission of this application.

The supplied evidence clearly demonstrates residential use for each individual unit at least four years prior to submission of this application (July 2026). Some evidence of continued residential use for each individual unit within the last four years has been provided. Additional evidence from this period may be provided to LBH on request.

First Floor Hermitage

Evidence Item	Date Issued	Evidence of at Least Four Years Residential Use
• Deposit Protection Scheme •	25/03/2014	YES
• Assured Shorthold Tenancy Agreement	24/11/2022	<i>NO – continued residential use demonstrated within the four year period</i>

Ground Floor Hermitage (Studio)

Evidence Item	Date Issued	Evidence of at Least Four Years Residential Use
Tenancy Agreement	12/01/2018.	YES



Unit 4A

Evidence Item	Date Issued	Evidence of at Least Four Years Residential Use
Assured Shorthold Tenancy Agreement, 12-month tenancy term	07/02/2022	YES
Assured Shorthold Tenancy Agreement, 12-month tenancy term	07/12/2022	<i>NO – continued residential use demonstrated within the four year period</i>
Assured Shorthold Tenancy Agreement, 12-month tenancy term	13/04/2023	<i>NO – continued residential use demonstrated within the four year period</i>
Assured Shorthold Tenancy Agreement, 12-month tenancy term	21/04/2024	<i>NO – continued residential use demonstrated within the four year period</i>
Assured Shorthold Tenancy Agreement, 12-month tenancy term	25/10/2024	<i>NO – continued residential use demonstrated within the four year period</i>
Assured Shorthold Tenancy Agreement, 12-month tenancy term	25/10/2025	<i>NO – continued residential use demonstrated within the four year period</i>

Unit 4B

Evidence Item	Date Issued	Evidence of at Least Four Years Residential Use
Invoice from Oasis Domestic Appliances – Change of head connection for electric oven	16/03/2021	YES
Invoice from Tk – Pipe Work (drainpipe in bathroom for hand basin), issued	09/11/2020	YES

Unit 4D

Evidence Item	Date Issued	Evidence of at Least Four Years Residential Use
Assured Shorthold Tenancy Agreement, 12-month tenancy term	26/11/2021	YES
Assured Shorthold Tenancy Agreement, 12-month tenancy term	09/11/2022	<i>NO – continued residential use demonstrated within the four year period</i>
Assured Shorthold Tenancy Agreement, 12-month tenancy term	11/10/2024	<i>NO – continued residential use demonstrated within the four year period</i>
Assured Shorthold Tenancy Agreement, 12-month tenancy term	11/10/2025	<i>NO – continued residential use demonstrated within the four year period</i>



Unit 4F

Evidence Item	Date Issued	Evidence of at Least Four Years Residential Use
Assured Shorthold Tenancy Agreement, 12-month tenancy term	20/02/2020	YES
Assured Shorthold Tenancy Agreement, 12-month tenancy term	20/03/2024	<i>NO – continued residential use demonstrated within the four year period</i>

Unit 4H

Evidence Item	Date Issued	Evidence of at Least Four Years Residential Use
Invoice from Tk Plumbing and Heating Ltd. to Florentia Property Trustee 1 Ltd and Florentia Property Trustee 2 Ltd as trustees of Florentia Property Unit Trust – Hot Water Unit Replacement (drainpipe in bathroom for hand basin), issued	24/05/2021	YES

Unit 4J

Evidence Item	Date Issued	Evidence of at Least Four Years Residential Use
Invoice from Oasis Domestic Appliances – Fixing of the drum holder spring and changing of the waste pipe	13/09/2019	<i>NO – continued residential use demonstrated within the four year period</i>
Assured Shorthold Tenancy Agreement, 12-month tenancy term	03/05/2023	<i>NO – continued residential use demonstrated within the four year period</i>
Assured Shorthold Tenancy Agreement, 12-month tenancy term	25/05/2022	YES



Unit 5, Flat 1

Evidence Item	Date Issued	Evidence of at Least Four Years Residential Use
Assured Shorthold Tenancy Agreement, 12-month tenancy term	29/09/2015	YES
Assured Shorthold Tenancy Agreement, 12-month tenancy term	29/09/2017	YES
Assured Shorthold Tenancy Agreement, 12-month tenancy term	03/02/2022	YES
Assured Shorthold Tenancy Agreement, 12-month tenancy term	21/02/2023	NO – continued residential use demonstrated within the four year period
Assured Shorthold Tenancy Agreement, 12-month tenancy term	30/03/2024	NO – continued residential use demonstrated within the four year period

Unit 5, Flat 2

Evidence Item	Date Issued	Evidence of at Least Four Years Residential Use
Assured Shorthold Tenancy Agreement, 12-month tenancy term	24/09/2016	YES
Assured Shorthold Tenancy Agreement, 12-month tenancy term	01/07/2018	YES
Assured Shorthold Tenancy Agreement, 12-month tenancy term	12/06/2023	NO – continued residential use demonstrated within the four year period

Unit 5, Flat 3

Evidence Item	Date Issued	Evidence of at Least Four Years Residential Use
Assured Shorthold Tenancy Agreement, 12-month tenancy term	31/01/2018	YES
Assured Shorthold Tenancy Agreement, 12-month tenancy term	29/02/2024	NO – continued residential use demonstrated within the four year period
Assured Shorthold Tenancy Agreement, 12-month tenancy term	03/01/2023	NO – continued residential use demonstrated within the four year period



Unit 5, Flat 4

Evidence Item	Date Issued	Evidence of at Least Four Years Residential Use
Assured Shorthold Tenancy Agreement, 12-month tenancy term	14/09/2015	YES
Assured Shorthold Tenancy Agreement, 12-month tenancy term	21/02/2023	<i>NO – continued residential use demonstrated within the four year period</i>
Assured Shorthold Tenancy Agreement, 12-month tenancy term	22/03/2024	<i>NO – continued residential use demonstrated within the four year period</i>

Unit 6A

Evidence Item	Date Issued	Evidence of at Least Four Years Residential Use
AUTOMIST INSTALLATION AND COMMISSIONING CERTIFICATE (FireFend) – Installed on, Job No. UCVFWN	20/01/2020	YES
Automist Warranty Certificate (Fire Fend) – Installed on, Job no. UCVFWN	20/01/2020	YES
Invoice from Tk Plumbing and Heating Ltd. to Florentia Property Trustee 1 Ltd and Florentia Property Trustee 2 Ltd as trustees of Florentia Property Unit Trust – Hot Water Unit Replacement	21/03/2021	YES
Assured Shorthold Tenancy Agreement, 12-month tenancy term	17/12/2016	YES
Assured Shorthold Tenancy Agreement, 12-month tenancy term	12/07/2018	YES



Unit 6B

Evidence Item	Date Issued	Evidence of at Least Four Years Residential Use
AUTOMIST INSTALLATION AND COMMISSIONING CERTIFICATE (FireFend) – Installed on, Job No. XSVXGL	12/12/2019	YES
Automist Warranty Certificate (Fire Fend) – Installed on, Job no. XSVXGL	12/12/2019	YES
Assured Shorthold Tenancy Agreement, 12-month tenancy term	09/11/2017	YES

Unit 6C

Evidence Item	Date Issued	Evidence of at Least Four Years Residential Use
Assured Shorthold Tenancy Agreement, 12-month tenancy term	12/11/2017	YES
Assured Shorthold Tenancy Agreement, 12-month tenancy term	21/02/2022	YES
Assured Shorthold Tenancy Agreement, 12-month tenancy term	07/03/2023	<i>NO – continued residential use demonstrated within the four year period</i>
Assured Shorthold Tenancy Agreement, 12-month tenancy term	12/04/2024	<i>NO – continued residential use demonstrated within the four year period</i>

It is worth noting that General Projects have recently received an enforcement notice letter from LBH requesting a HMO licence for the Upper Floor units, however this is not considered to carry any weight. Each of the 15 units are either a studio, 1 bed or 2 bed and therefore would not qualify to be a HMO, which applies to units rented to five or more unrelated tenants.

Conclusion

On the basis of the evidence submitted and for the reasons stated above, it is clear that Mavros House has served as warehouse living accommodation (Use Class C3) for many years.

The CLEUD four-year rule applies, as it is evidenced that the unlawful change of use to a single dwelling house first occurred prior to 25 April 2024. The submitted evidence also confirms continual residential use of each of the individual 15 units for a period of at least four years up to the period of submission of this application, with the earliest case demonstrated on the 25th March 2014 (First Floor Hermitage - Deposit Protection Scheme).

We trust that the details submitted are sufficient to enable the CLEUD to be granted, and the 15 units may remain lawfully occupied as residential dwellings.



Should you have any queries, or require any further information, please contact either Tom Horne or Carol Bowditch of this office.

Yours faithfully

DP9 Ltd.

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