

hgh

Planning Statement

Flat 5, 6 Mount Pleasant Crescent,
London N4 4HU

Certificate of Lawfulness of Existing Use

October 2026

Contents

1.0	INTRODUCTION.....	3
2.0	SITE AND EXISTING USE.....	4
3.0	PLANNING HISTORY & CONTEXT.....	7
4.0	LEGAL FRAMEWORK.....	8
5.0	EVIDENCE.....	10
6.0	PLANNING ASSESSMENT.....	13
7.0	CONCLUSION.....	16
	APPENDIX 1: STATEMENT OF TRUTH – KATE LOUISE FAHY RODGER.....	17
	APPENDIX 2: LEASEHOLD TITLE EGL477107 AND TITLE PLAN 72	
	APPENDIX 3: FREEHOLD TITLE EGL169948 78	
	APPENDIX 4: TA6 PROPERTY INFORMATION FORM 84	
	APPENDIX 5: LOCAL AUTHORITY SEARCH 106	
	APPENDIX 6: SIGNED STATEMENT – RORY MOXOM 126	

1.0 INTRODUCTION

- 1.1 This Supporting Planning Statement has been prepared by hgh Consulting (“hgh”) in support of an application to the London Borough of Haringey (“the Council”) for a Certificate of Lawfulness of Existing Use or Development (“CLEUD”) under section 191 of the Town and Country Planning Act 1990 (“the 1990 Act”) in respect of Flat 5, 6 Mount Pleasant Crescent, London N4 4HU (“the Property”).
- 1.2 The application seeks confirmation that the existing use of the Property as a single self-contained residential dwellinghouse within Use Class C3 is lawful. The application is not an application for planning permission and does not invite the Council to assess the planning merits of residential use. The sole issue is whether the existing residential use is lawful as a matter of fact and law at the date of the application.
- 1.3 The Property forms part of a development originally authorised under planning permission HGY/2001/1699. The approved development included a number of “live/work” units together with conventional flats and houses. Although the lease particulars for the Property describe it as “Live-Work Unit 5”, the evidence demonstrates that the Property has in practice been used as a self-contained dwelling for a very substantial period and, critically, for well beyond the relevant enforcement immunity period.
- 1.4 The evidential case is centred on the signed Statement of Truth of the former owner and occupier, Kate Louise Fahy Rodger, supported by Land Registry documentation, the lease, Council Tax evidence, utility evidence, the Law Society TA6 Property Information Form, the Council’s own planning and building control records, the physical configuration of the Property and the signed statement of the current owner, Rory Moxom.
- 1.5 The application is therefore evidence-led. The relevant test is whether the Applicant can demonstrate, on the balance of probabilities, that the use as a single dwellinghouse began before 25 April 2024 and subsisted continuously, without significant interruption, for at least four years. As set out in this Statement, the evidence establishes a materially longer period of residential use and, in any event, direct first-hand evidence from April 2019 onwards is independently sufficient to establish the relevant period.
- 1.6 The remainder of this Statement is structured as follows: Section 2 describes the Property and its existing use; Section 3 summarises the relevant planning history; Section 4 sets out the legal framework; Section 5 reviews the evidence; Section 6 provides the planning and evidential assessment; and Section 7 sets out the conclusion.

2.0 SITE AND EXISTING USE

- 2.1 The Property is Flat 5, 6 Mount Pleasant Crescent, Hornsey, London N4 4HU. It is a second-floor flat within the wider building at 6 to 18 Mount Pleasant Crescent. The site lies within the administrative area of the London Borough of Haringey.
- 2.2 The leasehold title is registered under title number EGL477107. The Land Registry records the lease dated 10 August 2004 for a term of 125 years from 1 January 2003. The freehold title EGL169948 records the corresponding demise as Unit 5 at Mount Pleasant Crescent, comprising a second-floor flat and associated parking space.

Figure 2.1: Leasehold Title Plan – EGL477107



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- 2.3 The Property is physically arranged and equipped as a conventional self-contained flat. The signed Statement of Truth describes a kitchen, bathroom, living accommodation and bedrooms, with independent access and facilities for cooking, washing and sleeping. The May 2026 marketing floorplan identifies an internal floor area of approximately 60.11 sq m (647 sq ft), arranged as an open-plan reception/kitchen, two bedrooms and bathroom accommodation.

Figure 2.2: Existing Floorplan



- 2.4 There is no suggestion in the evidence of any physical subdivision, separate commercial workspace, dedicated business access, business signage or other physical feature which would distinguish a separate employment component from the residential accommodation. The Property presents and functions as a single flat.
- 2.5 The lease particulars use the label "Live-Work Unit 5". However, the operative restrictions in the Second Schedule to the lease expressly require the demised premises to be used "as a single private residence". That covenant is consistent with the long-standing residential occupation evidenced by the former owner and with the physical arrangement of the Property.
- 2.6 The existing use for which the certificate is sought is therefore accurately described as: "Use of Flat 5, 6 Mount Pleasant Crescent as a single self-contained residential dwellinghouse (Use Class C3)."

3.0 PLANNING HISTORY & CONTEXT

- 3.1 The Council's local authority search records planning permission HGY/2001/1699 for the redevelopment of 6 to 20 Mount Pleasant Crescent. The permission was granted on 13 September 2002 and described a 3/4-storey building fronting Mount Pleasant Crescent comprising six live/work units on the ground floor, together with houses and conventional flats elsewhere within the development.
- 3.2 The local authority search also records the subsequent building control application FP/0006/6727/A for the erection of 4 houses, 6 flats and 6 live/work units. The building control record gives both a decision date and completion date of 6 October 2005. This provides useful background confirmation that the development was completed and occupied in the mid-2000s.
- 3.3 A number of later applications concern residential use within the same building. The Council's search records HGY/2015/1646 at 6 Mount Pleasant Crescent for "Use of property as residential unit", which was refused on 24 July 2015, and HGY/2015/2262 at Flat 6, 6 Mount Pleasant Crescent for "Use of property as residential unit", which was granted on 7 August 2015.
- 3.4 The existence of those applications is relevant context because it confirms that the planning status of individual units within the original live/work element has previously been considered by the Council. However, this application does not rely on the merits or outcome of any other unit. The lawfulness of Flat 5 must be determined on the evidence relating to Flat 5 itself.
- 3.5 The freehold Land Registry title records a series of long leases of individual flats within the building from 2004 onwards. In particular, the schedule of leases identifies Unit 5 as a second-floor flat, leased on 10 August 2004 and registered under leasehold title EGL477107. That description is notable because the freehold title itself treats the demise as a flat, notwithstanding the "live-work" terminology appearing in the lease particulars.
- 3.6 The relevant planning context is therefore unusual but clear: the unit was created as part of a mixed residential/live-work development, the lease documentation contains live-work terminology, but the unit has physically functioned and, on the applicant's evidence, has continuously been occupied as an ordinary dwelling since the original lease was granted.

4.0 LEGAL FRAMEWORK

Section 191 of the Town and Country Planning Act 1990

- 4.1 Section 191 of the 1990 Act provides the mechanism by which a person may apply to the local planning authority for a certificate confirming that an existing use, operation or other matter is lawful. Where the authority is provided with information satisfying it of the lawfulness of the use at the date of the application, it must issue a certificate describing the lawful use with appropriate precision.
- 4.2 A CLEUD application is therefore distinct from a planning application. The authority is not exercising a planning judgment about whether the use is acceptable. Matters such as design quality, amenity, transport policy and housing policy are not determinative. The issue is the planning status of the existing use.

Enforcement immunity period

- 4.3 The enforcement time limits were amended with effect from 25 April 2024. For an unauthorised change of use of a building to use as a single dwellinghouse which took place on or after 25 April 2024, the enforcement period is now ten years. Transitional arrangements preserve the former four-year period where the change of use to a single dwellinghouse occurred before 25 April 2024.
- 4.4 The applicant's case is that the Property was already in continuous use as a self-contained dwelling from 10 August 2004. On that evidence, the relevant change of use plainly pre-dates 25 April 2024 and the four-year period applies.

Evidential test

- 4.5 The burden of proof rests with the applicant and the relevant standard is the civil standard: the balance of probabilities. National planning guidance states that where the local planning authority has no evidence to contradict the applicant's account or otherwise make it less than probable, there is no good reason to refuse a certificate where the applicant's evidence is sufficiently precise and unambiguous.
- 4.6 For a claim based on immunity from enforcement, the evidence should identify when the relevant use began and demonstrate that it subsisted continuously, without significant interruption, throughout the necessary period. A bare assertion that a use began more than four years ago would not be sufficient. The quality, consistency and contemporaneous support for the evidence are therefore important.

- 4.7 In this case, the evidence is not confined to a single unsupported statement. It combines direct first-hand evidence of occupation with title documentation, a lease, Council Tax records, utilities, conveyancing declarations and Council records. Those strands are mutually consistent and reinforce the central factual proposition that the Property has long functioned as a dwelling.

5.0 EVIDENCE

Statement of Truth – Kate Louise Fahy Rodger

- 5.1 The principal evidence is the signed Statement of Truth of Kate Louise Fahy Rodger, the former registered proprietor and occupier. She confirms that she purchased the Property on 12 April 2019 and occupied it as her main residence from that date. She states that throughout her period of ownership she used the Property purely as a residential dwelling.
- 5.2 Ms Rodger also addresses the period before her ownership. She explains that the Property was previously owned by her parents, William Munro Rodger and Anne Marie Fahy, who were the first legal owners and took the lease dated 10 August 2004. She states that they also occupied the Property solely as a residential dwelling throughout their ownership. Her evidence is that the Property has been used continuously and without material interruption as a self-contained residential dwelling from 10 August 2004 onwards.
- 5.3 The Statement of Truth further confirms that Council Tax was paid throughout Ms Rodger's ownership and that she was never charged business rates. She also states that the landlord/freeholder did not object to the Property being used wholly residentially and that, to the best of her knowledge, no planning enforcement action has been taken in respect of the residential use.
- 5.4 The evidential value of Ms Rodger's statement is particularly strong from 12 April 2019 onwards. For that period she speaks from direct personal knowledge as both owner and occupier. Her evidence identifies the date on which her occupation commenced, the nature of the use, its continuity and the absence of any business use during her ownership.
- 5.5 Ms Rodger also gives evidence concerning the earlier occupation by her parents from 10 August 2004. That earlier history is consistent with the lease and title material and provides useful additional context. However, the application does not depend on proving the whole period from 2004: Ms Rodger's own first-hand evidence from April 2019 to completion in August 2026 comfortably exceeds the applicable four-year immunity period.

Land Registry evidence

- 5.6 The leasehold title EGL477107 identifies the Property as Flat 5, 6 Mount Pleasant Crescent and records the lease dated 10 August 2004. The title was registered in the name of Kate Louise Fahy Rodger from 24 April 2019, with the price paid on 12 April 2019 recorded as £200,000. This aligns with her evidence that she acquired and occupied the Property from April 2019.

- 5.7 The freehold title EGL169948 identifies “Unit 5, Mount Pleasant Crescent (Second Floor Flat), parking space” and cross-refers to leasehold title EGL477107. The formal title evidence therefore consistently describes the relevant demise as a flat.

Lease evidence

- 5.8 The lease dated 10 August 2004 describes the unit in the particulars as “Live-Work Unit 5 on the Second Floor of the Building and Parking Space No. Live-Work 5”. This explains the issue identified during conveyancing and why the current owner seeks formal confirmation of the planning status.
- 5.9 However, the Second Schedule to the same lease contains the restriction “To use the Demised Premises as a single private residence.” The lease therefore does not require the occupier to conduct a business from the Property. On the contrary, its operative user covenant is expressly residential. This substantially reduces the weight that should be attached to the descriptive “live-work” label when considering what actually occurred on the ground.

Council Tax and utilities

- 5.10 Exhibit KLFR3 to the Statement of Truth is a Haringey Council Tax bill for the 2026/27 year addressed to Ms Kate Rodger at Flat 5. The Property is shown in Valuation Band C and charged as a domestic dwelling. This is consistent with the evidence that the Property was occupied as a residence rather than rated as commercial premises.
- 5.11 The Statement of Truth also exhibits a Thames Water bill addressed to Ms Kate Rodger at Flat 5, with the supply address given as Flat 5, 6 Mount Pleasant Crescent. Utility billing is corroborative rather than determinative evidence, but it is consistent with normal residential occupation.

TA6 Property Information Form

- 5.12 The Law Society TA6 Property Information Form identifies the seller as Kate Louise Fahy Rodger and the property as Flat 5, 6 Mount Pleasant Crescent. In the transaction information section, Ms Rodger confirmed that she lived at the Property and identified another adult occupier. The form was signed on 11 June 2026. This provides separate contemporaneous conveyancing evidence that the Property was being occupied residentially immediately prior to sale.

Statement of Rory Moxom

- 5.13 Rory Moxom's signed statement is dated 2 October 2026. He confirms that he completed the purchase of the Property on 28 August 2026 and that, since completion, he has continued to use the flat purely for residential use. This evidence is deliberately concise but directly relevant: it closes any potential evidential gap following the sale and confirms continuity of the residential use up to the date of the application.

Physical configuration and marketing evidence

- 5.14 The marketing particulars and floorplan dated May 2026 show an ordinary two-bedroom second-floor flat of approximately 60.11 sq m. The accommodation comprises a reception/kitchen, two bedrooms and bathroom. The photographs show conventional domestic occupation and furnishing. There is no identifiable commercial workspace or separation between work and residential areas.

Council records

- 5.15 The Council's local authority search records the relevant original permission and later applications concerning residential use within the building. The available material does not identify any enforcement notice, breach of condition notice or stop notice directed at the residential use of Flat 5. The Council's records are therefore consistent with, and do not contradict, the Applicant's account of long-standing residential occupation.

6.0 PLANNING ASSESSMENT

Nature of the existing use

- 6.1 The first question is what use exists at the Property. On the physical and documentary evidence, the answer is straightforward. Flat 5 is a physically self-contained unit with the facilities necessary for ordinary day-to-day domestic existence. It has a kitchen, bathroom, living space and bedrooms, is separately accessed, has been assessed for Council Tax, and has been occupied as a main residence. The existing use is therefore use as a single dwellinghouse within Use Class C3.
- 6.2 The historic “live-work” label does not alter the factual character of the present use. A lawful development certificate is concerned with the actual use of land and buildings, not simply the wording used in a lease or marketing description. In any event, the operative lease covenant requiring use as a single private residence strongly supports the residential character of the demise.

Commencement of the residential use

- 6.3 The evidence identifies 10 August 2004 as the date from which the Property was first occupied and used solely as a residential dwelling. That date corresponds with the grant of the original lease to William Munro Rodger and Anne Marie Fahy. Ms Rodger’s evidence is that her parents were the first legal owners and used the Property solely as a residence throughout their ownership.
- 6.4 Even if the Council were to place limited weight on Ms Rodger’s evidence about occupation before she became owner, there is direct and unequivocal first-hand evidence from April 2019 onwards. Ms Rodger acquired the Property on 12 April 2019 and confirms that she occupied it as her main residence continuously from that date until completion of the sale in August 2026. That period alone is more than seven years and comfortably exceeds the four-year immunity period.

Continuity

- 6.5 The evidence does not identify any material interruption in residential use. Ms Rodger expressly states that the residential use did not cease, was not abandoned and was not interrupted during her ownership. The Council Tax evidence, utility evidence, TA6 form and 2026 marketing material all point in the same direction. Rory Moxom’s signed statement then confirms that, following completion on 28 August 2026, he continued to use the flat purely for residential purposes.

- 6.6 The evidential position is therefore particularly strong because the application does not depend on proving an exact four-year window at the margins. There is direct first-hand evidence of continuous residential occupation from April 2019 to completion in August 2026 and further signed evidence bridging the period from completion to the date of this application. Additional evidence extends the residential history back to 2004. The four-year requirement had therefore been satisfied well before the legislative change on 25 April 2024.

Absence of contrary evidence

- 6.7 Nothing in the Council's available records contradicts the Applicant's account. The planning history shows the historic live-work origin of the unit but does not demonstrate that Flat 5 was operated with a material work component during the relevant period. There is no identified enforcement action against the residential occupation. The absence of business rates during Ms Rodger's ownership and the presence of domestic Council Tax are also consistent with wholly residential occupation.
- 6.8 The Council is of course entitled to test the evidence. However, any refusal would need to identify evidence which makes the applicant's account less than probable. On the present material, the evidence is coherent, mutually supportive and substantially exceeds the minimum temporal requirement.

Weight to be given to the Statement of Truth

- 6.9 The Statement of Truth is detailed and identifies the basis of Ms Rodger's knowledge. Her evidence from April 2019 onwards is direct first-hand evidence as owner and occupier. Her evidence as to her parents' occupation is also consistent with the title and lease history, although it is not necessary for the application to succeed because her own period of occupation exceeds four years.
- 6.10 This distinction is important. The application is not dependent upon the Council accepting every aspect of the residential history back to 2004. The direct evidence from 12 April 2019 onwards is independently sufficient to establish the relevant immunity period for a pre-25 April 2024 change of use to a single dwellinghouse, and the signed statement of Rory Moxom confirms that the residential use continued following completion.

Current owner and bridging evidence

- 6.11 Rory Moxom completed the purchase of the Property on 28 August 2026. In a signed statement dated 2 October 2026, he confirms that since completion he has continued to use the flat purely for residential use. His statement provides a clear evidential bridge between Ms Rodger's occupation and the position at the date of this application and confirms that there has been no reversion to a live-work or commercial use following the sale.

Precision of the certificate sought

- 6.12 If the Council is satisfied on the evidence, the certificate should be drafted with sufficient precision to identify the lawful use. hgh recommends the following wording:

"Use of Flat 5, 6 Mount Pleasant Crescent, London N4 4HU as a single self-contained residential dwellinghouse (Use Class C3)."

- 6.13 That wording identifies both the factual use and the relevant use class and avoids ambiguity as to the scope of the certificate.

7.0 CONCLUSION

- 7.1 The application seeks confirmation of the existing use of Flat 5 as a single self-contained residential dwellinghouse. The evidence demonstrates that the Property is physically configured as an ordinary self-contained flat and has long been occupied as such.
- 7.2 The former owner, Kate Louise Fahy Rodger, provides direct evidence that she acquired the Property on 12 April 2019, occupied it as her main residence from that date and used it purely residentially throughout her ownership. That evidence alone establishes more than seven years of continuous residential use before completion. Her evidence also explains that her parents, the original leaseholders, had used the Property solely residentially from 10 August 2004.
- 7.3 The first-hand evidence is corroborated by the Land Registry titles, the lease, Council Tax documentation, utility evidence, the signed TA6 form, the physical floorplan and photographs, and the Council's own records. Rory Moxom's signed statement dated 2 October 2026 confirms that the residential use continued after he completed the purchase on 28 August 2026. There is no evidence of a significant interruption in the residential use.
- 7.4 Because the wholly residential use was already established before 25 April 2024, the former four-year enforcement period applicable to a change of use to a single dwellinghouse is preserved by the transitional provisions. On the balance of probabilities, that period had plainly elapsed before the date of this application. On the conservative assumption that the wholly residential use represented a breach of planning control in the first place, it is now lawful by reason of the passage of time.
- 7.5 hgh considers that the evidence is sufficiently precise, consistent and unambiguous to justify the grant of a Certificate of Lawfulness under section 191 of the 1990 Act. The Applicant's case is supported by direct witness evidence covering well beyond the statutory period, corroborative documentary evidence, and a signed statement confirming continuity following the recent change of ownership.
- 7.6 The Council is therefore respectfully invited to issue a Certificate of Lawfulness for the use of Flat 5, 6 Mount Pleasant Crescent, London N4 4HU as a single self-contained residential dwellinghouse (Use Class C3).



APPENDIX 1: STATEMENT OF TRUTH – KATE LOUISE FAHY RODGER

Statement of Truth and exhibits supporting the claimed continuous residential use.

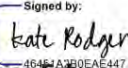
STATEMENT OF TRUTH**in relation to Flat 5, 6 Mount Pleasant Crescent, London N4 4HU**

I, Kate Louise Fahy Rodger of Flat 5, 6 Mount Pleasant Crescent, London N4 4HU do solemnly and sincerely declare as follows:

1. I am the leasehold registered proprietor of Flat 5, 6 Mount Pleasant Crescent, Hornsey, London N4 4HU registered under title number EGL477107 ("the Property")
I confirm the Property comprises of a second floor flat as shown edged red on **Exhibit KLFR1**.
2. The Property contains a kitchen, bathroom, living accommodation and bedrooms and is self-contained with its own independent access, cooking, washing and sleeping facility.
3. I make this statutory declaration in support of an application to the Haringey Local Planning Authority ("the Council") under section 191 of the Town and Country Planning Act 1990 for a certificate of lawful existing use or development ("the Certificate") in respect of the Property.
4. I have as the legal owner and occupier with full personal knowledge of the Property. As owner I have direct personal knowledge of the matter set out below.
5. The facts and matters set out in this declaration are within my own personal knowledge and are true.
6. I purchased the Property on 12 April 2019. I have occupied the Property as my main residence since this date.
7. Throughout my period of ownership, I have used this Property as purely a residential dwelling.
8. The lease that I hold the Property under, dated 10 August 2004 made between (1) Acorn Homes (North London) Limited (2) William Munro Rodger and Anne Marie Fahy ("the Lease") is expressed to be a live work unit. However, although there is no restriction in that Lease to use strictly as a live work unit it is referenced in the particulars of the attached document marked at **Exhibit KLFR2** as at paragraph 4 as a "live-work unit number: live-work unit 5 on the second floor of the building and parking space number live-work 5".
9. I have also paid council tax for the Property throughout my period of ownership and I have never been charged business rates. Please see attached a copy of my council tax bill at **Exhibit KLFR3**.
10. The landlord and freeholder AHGR Limited registered under title AGL169948, the building known as 6 to 18 Mount Pleasant Crescent, London N4 4HP, has never

objected to the Property not being used as a live-work unit throughout my period of ownership.

11. The use for which the Certificate is sought is use of the Property as a single residential dwellinghouse (use Class C3) as an independent unit of residential accommodation.
12. The Property has been continuously used as a residential dwelling for a period in excess of 23 years. Before my ownership on 12 April 2019 my parents William Munro Rodger and Anne Marie Fahy owned the Property. They were the first legal owners and took the grant of the Lease dated 10 August 2004. They also occupied the Property solely as a residential dwelling throughout their period of ownership.
13. The Property has been in use as a self-contained residential dwelling continuously and without material interruption from 10 August 2004 to the present day.
14. Throughout their period the Property has been used exclusively for residential purposes and has not been used for any other purpose. The residential use has not ceased, been abandoned or interrupted at any time.
15. I also attach a utility bill for water addressed to the Property as evidence of such.
16. To the best of my knowledge and belief the Council has not taken and is not in the course of taking any enforcement action against in respect of the residential use of the Property and no enforcement notice, breach of condition notice, or stop notice has been served.

Signed by:
Signed: 
Kate Louise Fahy
46467A1B0EAE447



Flat 5, 6 Mount Pleasant Crescent, London - N4 4
£550,000



Philip
Alexander

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DocuSign Envelope ID: EA97006B-FBE4-8CF6-8056-1A015EE92EA7

Mount Pleasant Crescent N4

Approx. Gross Internal Area 647 Sq Ft - 60.11 Sq M

Philip
Alexander



Second Floor

Floor Area 647 Sq Ft - 60.11 Sq M

Signed by:
Kate Rodger
40451A20DEAE447



Certified
Property
Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures,
fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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thinking local

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PhilipAlexander Estate Agents

128 Crouch Hill, London - N8 9DY

02083429444

sales@philipalexander.net

www.philipalexander.net/

PhilipAlexander
thinking local

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These are the notes referred to on the following official copy

Title Number EGL477107

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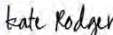
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Signed by:

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*I certify this is a true copy of the original
this 27th day of September 2004 Sean C. Tickell*

**H M LAND REGISTRY
LAND REGISTRATION ACTS 1925 TO 1988**

LONDON BOROUGH: Haringey
TITLE NUMBER: EGL169948
PROPERTY: Land on the East Side of
Mount Pleasant Crescent,
London N4 4HP.

DATED:

PARTICULARS

1. **Date of Lease:** 10 August 2004
2. **Landlord:** **ACORN HOMES (NORTH LONDON) LIMITED**
(Company Number 03951706) of 24-25 Edison Road,
London N8 8AE.
3. **Tenant:** **WILLIAM MUNRO RODGER and ANNE-
MARIE FAHY** both of 23 Wood Vale, London N10
3DJ
4. **Live-Work Unit
Number :** Live-Work Unit 5 on the Second Floor of the
Building and Parking Space No. Live-Work 5
5. **Building:** "The Crescent", Mount Pleasant Crescent, Stroud
Green, London N4 4HP comprising the block of live-
work units edged blue on the Plan and all common
parts within that Block and the parking area.
6. **Premium:** **TWO HUNDRED & THIRTY-SEVEN
THOUSAND AND FIVE HUNDRED POUNDS**
(£237,500).

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7. **Rent:** From the date hereof the sum of **ONE HUNDRED AND FIFTY POUNDS** (£150) p.a. for the first 25 years and **THREE HUNDRED POUNDS** (£300) p.a. for the remainder of the term.
8. **Tenant's Share of Total Expenditure:** By way of further rent from the date hereof 15.69% (one of the total expenditure incurred by the Landlord in performing the covenants contained in Clause 4 hereinafter appearing and set out or mentioned in the Third Schedule hereto **PROVIDED ALWAYS** that in the event of such percentage being inappropriate the Landlord shall be at liberty in its discretion to adopt such other method of calculation of the Tenant's share of total expenditure to be attributed to the Flat as shall be fair and reasonable in the circumstances.
9. **Term:** 125 years commencing from the 1st January 2003.
10. **Rent Commencement Date:** The date hereof.

RECITAL OF LANDLORD'S TITLE

The title of the Landlord is registered at H.M. Land Registry with Title Absolute.

THIS LEASE is made the date specified in Paragraph 1 of the Particulars **BETWEEN** the Landlord specified in Paragraph 2 of the Particulars (hereinafter called "the Landlord" which expression shall where the context so admits include the estate owner or estate owners for the time being of the reversion immediately expectant on the determination of the term hereby granted) of the one part and the Tenant specified in Paragraph 3 of the Particulars (hereinafter called "the Tenant" which expression shall where the context so admits include the Tenant's successors in title and those deriving title under the Tenant) of the other part.

WITNESSETH as follows:

Definitions

1. (a) In this Lease save where the context otherwise requires the following words and expressions shall have the meanings assigned to them hereunder:

“The Particulars” The details set out in paragraphs 1 to 10 on the first and second pages of this Deed.

“The Said Plan” The plans annexed hereto.

“The Demised Premises” The Flat specified in Paragraph 4 of the Particulars and more particularly described in Part 1 of the First Schedule hereto.

“The Building” The Building specified in Paragraph 5 of the Particulars

“The Insured Risks” Insurance of the Building in respect of the risks set out or mentioned in The CML Lenders’ Handbook for England and Wales and for such other risks which in the opinion of the Landlord may from time to time be reasonably necessary such policy to be index linked and for the full reinstatement value.

- (b) Words importing the neuter only shall include the masculine or feminine gender (as the case may be) and words importing the

masculine gender only include the feminine gender and words importing the singular number only include the plural number and vice versa and where there are two or more individuals included in the expression "the Tenant" covenants herein expressed to be made by the Tenant shall be deemed to be made by such persons jointly and severally.

2. In consideration of the premium specified in Paragraph 6 of the Particulars paid by the Tenant to the Landlord on or before the execution of these presents (the receipt whereof the Landlord hereby acknowledges) and in consideration of the respective yearly rents herein reserved and of the Tenant's covenants hereinafter contained the Landlord **HEREBY DEMISES** with full title guarantee unto the Tenant **ALL THAT** the Demised Premises **TOGETHER WITH** the easements and rights specified in Part II of the First Schedule hereto subject as therein mentioned **BUT EXCEPT AND RESERVED** unto the Landlord and its lessees servants licensees and all other persons who shall now have or may hereafter be entitled the rights and easements specified in Part III of the First Schedule **TO HOLD** the Demised Premises unto the Tenant **TOGETHER WITH** and **EXCEPT AND RESERVED** as aforesaid for the Term specified in Paragraph 9 of the Particulars **YIELDING AND PAYING** therefor yearly and proportionately for any fraction of a year during the Term the Rent specified in Paragraph 7 of the Particulars such rent to be paid annually in advance without any deduction on the 1st day of January in each year the first of such payments being a proportion from the Rent Commencement Date specified in Paragraph 10 of the Particulars to the next following 31st day of December to be paid on or before the signing hereof.

3. The Tenant **HEREBY COVENANTS** with the Landlord as follows:

- (1) To pay the rents hereby reserved at the times and in the manner aforesaid and without any deduction.
- (2) To bear pay and discharge all rates taxes duties charges assessments impositions and outgoings of any description now or hereafter assessed charged or imposed upon or payable in respect of the Demised Premises or any part thereof or upon the owner or occupier thereof and to refund to the Landlord on demand by way of additional rent (in case any of the same are payable charged or assessed on the Building as a whole) a fair and proper proportion attributable to the Demised Premises to be determined by the Landlord.
- (3) At the Tenant's own expense to execute all works and provide and maintain all arrangements which by or under any Act of Parliament already or hereafter to be passed by any Government department local authority or public authority or duly authorised officer or Court of competent jurisdiction acting under or in pursuance of any enactment are or may be directed or required to be directed or required to be executed provided and maintained at any time during the Term upon or in respect of the Demised Premises or any part thereof or in respect of the user thereof whether by the Landlord or Tenant **AND** at all times to keep the Landlord fully and effectually indemnified against all costs expenses demands claims or liability arising out of or incidental to any contravention of or non-compliance with any such provision as aforesaid.

- (4) To keep the Demised Premises and every part thereof (except those parts that are the responsibility of the Landlord) and all additions thereto in good and substantial repair and condition and will keep the balcony (if any) in a neat clean and tidy condition at all times.
- (5) Not to carry out any structural or external alteration or addition to the Demised Premises and not to make or suffer to be made any external projection from the Demised Premises.
- (6) At all times during the Term well and sufficiently to keep the interior of the Demised Premises in good decorative condition and in the year 2008 and in every fifth year thereafter and in the last year of the Term (howsoever the same is determined) to paint with two coats of good quality paint and redecorate in a good and workmanlike manner all parts of the interior of the Demised Premises heretofore or usually so painted and decorated.
- (7) To permit the Landlord with or without its agents surveyors workmen and others (as the case may be) at reasonable times on being given at least forty eight hours notice (except in case of emergency):-
 - (a) To enter and view the condition of the Demised Premises and of any defects decays and wants of reparation to the Demised Premises or other works or acts to be done there found and for which the Tenant shall be liable hereunder to give to the Tenant or leave on the Demised Premises Notice thereof in writing **AND** if the Tenant shall not within one month after such notice (or immediately in case of emergency) commence and proceed diligently with the execution of such repairs and

works and the performance of such acts as aforesaid and complete the same within three calendar months after such notice it shall be lawful for the Landlord and its respective contractors agents and workmen (but without prejudice to the right of re-entry hereafter referred to) to enter the Demised Premises and execute all such repairs and works and do such acts as may be necessary to comply with the said notice and the costs thereof shall be a debt due from the Tenant and shall be forthwith recoverable as rent in arrear.

- (b) To enter the Demised Premises for the purpose of taking schedules or inventories of the fixtures and fittings in the Demised Premises to be yielded up at the expiration or sooner determination of the Term.
- (8) To permit the Landlord and (if so authorised in writing by the Landlord) the tenants or occupiers of neighbouring premises and their respective agents and servants with all necessary appliances at all reasonable times during the Term (after at least forty eight hours written notice except in case of emergency) to enter the Demised Premises for all or any of the purposes mentioned in Part III of the First Schedule the person or persons exercising such rights causing as little damage as possible and making good all damage to the Demised Premises occasioned by any such entry without unreasonable delay.
- (9) a) Not in any circumstances whatsoever to assign or underlet or part with or share possession or grant any licence of part only of the Demised Premises.

- b) Not during the last seven years of the Term to assign underlet or part with the possession of the whole of the Demised Premises for the remainder of the term or any part thereof or permit or suffer any person to assign underlet or part with possession of the Demised Premises by way of an assignment underlease or parting with possession of the Demised Premises to any person whomsoever without first obtaining the consent in writing of the Landlord which consent shall not be unreasonably withheld or delayed.
 - c) Upon every assignment charge transfer or other instrument effecting or evidencing any transmission or devolution of the Demised Premises or of any term estate or interest therein (i) to give notice (in duplicate) to the Landlord's Solicitors and to the Management Agent nominated by the Landlord for the management of the Building (if any) for registration within one month from the date thereof and to pay each of them a reasonable registration fee of at least **FIFTY POUNDS (£50)** plus VAT for each such registration and (ii) to procure that upon every assignment or transfer such party enters into a direct covenant with the Landlord to observe and comply with the covenants herein contained such Deed of Covenant to be in the form set out in the Fourth Schedule hereto **PROVIDED ALWAYS** that the Landlord will not be required to give the Certificate referred to in Clause 6(11) if there are any arrears of ground rent or service charge or there is any material breach of covenant.
- (10) To permit the Landlord during the six months immediately preceding the determination of the Term whether by effluxion of

time or otherwise to affix and retain without interference upon any exterior part of the Demised Premises but so as not to obstruct the access of light and air thereto a notice for the disposal of the same and to permit persons with authority from the Landlord or its agents at reasonable times in the day to view the Demised Premises.

- (11) To give immediate notice to the Landlord of any notice proposal for a notice order or claim affecting the Demised Premises or any part thereof made under statute order regulation by-law or otherwise and if so required produce any document relating thereto to the Landlord or its agent and at the request of either party to make or join in making all such objections or representations as the Landlord or the Managing Agent shall deem expedient.
- (12) To pay all proper expenses including Solicitors costs and Surveyors fees incurred by the Landlord of and incidental to the preparation and service of a notice under Sections 146 and 147 of the Law of Property Act 1925 (or any other notice hereunder) notwithstanding that forfeiture may be avoided otherwise than by relief granted by the Court.
- (13) To keep the Landlord fully and effectually indemnified from and against all expenses costs claims damages demands and any other liability whatsoever in respect of the injury or death of any person or damage to any property howsoever arising directly or indirectly out of the state of repair or condition or the existence of any alteration to the Demised Premises or the user thereof.

- (14) At the expiration or sooner determination of the Term peaceably and in such state of repair and condition as required by the Tenant's covenants herein contained to surrender and yield up the Demised Premises unto the Landlord together with all fixtures and additions thereto.
- (15) To observe and perform all and singular the obligations and stipulations and provisions contained in the Second Schedule hereto and all other reasonable regulations which may from time to time be made by the Landlord for the proper management of the Building **AND** not to allow or permit or suffer any act or thing which shall contravene any of the foregoing **AND** (but without prejudice to any other remedy available to the Landlord in that behalf) to keep the Landlord fully and effectually indemnified against any proceedings costs expenses or other liability whatsoever arising out of or incidental to any breach of this covenant.
- (16) Not to display any board placard or notice relating to the sale or letting of the Demised Premises upon the Demised Premises.
- (17) During the Term to pay to the Landlord the Tenant's share of total expenditure equal to the percentage fraction stated in Paragraph 8 of the Particulars an initial payment in advance of the sum allocated to the Flat being made on the 1st day of January and the 1st day of July in each year or on such other date as the Landlord shall from time to time reasonably require and to pay to the Landlord such reasonable sum in advance and on account of the Tenant's share of total expenditure as the Landlord or its Managing Agent (as the case may be) shall from time to time specify at its discretion to be a fair and

reasonable advance payment and in particular on the execution hereof the Tenant shall make an interim payment of an amount as stated by the Landlord on account of the service charge for the period to the next service charge payment date.

- (18) In the event that any payment hereunder to the Landlord is not paid within fourteen days of the due date the same shall be payable with interest thereon at the rate of **FOUR PERCENT (4%)** per annum above the base rate from time to time of Allied Irish Bank plc or if such bank ceases to exist such other clearing bank reasonably specified by the Landlord calculated on a day to day basis from the date it became due to the date of payment and the aggregate amount for the time being so payable shall at the discretion of the Landlord be recoverable by action or as rent in arrears.
- (19) In addition to the rents charges costs fees and other payments which are or shall be reserved or may become payable pursuant to the provisions of this Lease by or on behalf of the Tenant to the Landlord or any person acting on its behalf to pay any Value Added Tax which is or may from time to time become legally payable in respect thereof and in default of payment the same shall be recoverable by action or by distress as rent in arrear.
- (20) To observe and perform any covenants and provisions set out or referred to in the Registers of the title above referred to (other than financial charges) insofar as they relate to or effect the Demised Premises.

4. The Landlord with the intent to bind itself and its successors in title the persons for the time being entitled to the reversion of the Demised Premises immediately expectant on this Lease but not to bind itself after it shall have parted with such reversion or to incur further liability thereafter **HEREBY COVENANTS** with the Tenant as follows:

- (a) To repair maintain renew uphold and keep in good and substantial repair and condition:
 - (i) The main structure of the Building and each and every part thereof including the exterior walls and the external railings to the outside of the flats and the foundations and the roofs thereof and the main water tanks main drains gutters and rain water pipes and all other services (other than those included in and used exclusively by the Demised Premises or included in and used exclusively by any other unit in the Building).
 - (ii) All such conduits as may be enjoyed by virtue of the terms of this Lease or used in common by the occupiers of the Building or any of them (other than those included in this demise or in the demise of any other part of the Building).
 - (iii) The common parts meaning all main entrances passages landings staircases gates access yards roads footpaths passenger lift means of refuse disposal and other areas included in the Building available for use by an occupier of the Building or any visitor to the Building.
 - (iv) The boundary walls and fences (if any) of the Building.

- (v) All other parts of the Building not included in the foregoing sub paragraphs and not included in this demise or the demise of any other part of the Building.
- (b) As and when the Landlord shall reasonably deem necessary:
 - (i) To paint the whole of the outside wood iron and other work of the Building usually painted and varnished.
 - (ii) To paint paper varnish and colour such of the interior parts of the Building as have been or are usually painted papered varnished and coloured (other than those parts which are included in this demise or in the demise of any other part of the Building).
- (c) To insure and keep insured the Building against The Insured Risks (unless such insurance shall be vitiated by any act or default of the Tenant or any person claiming through the Tenant or his or their service agents licensees or visitors) subject to such normal and usual exclusions excesses and limitations as may be imposed by the insurers and will forthwith:
 - (i) Lay out each and every payment received under any policy effected in pursuance of this provision in the repair and reinstatement of the damage in respect of which payment is made subject to any shortfall of monies received from such insurance being paid by the Tenant in accordance with the proportion payable by the Tenant as specified in Paragraph 8 of the Particulars.

- (ii) Pay the Insurer forthwith upon the same becoming due the insurance premium for the Building.
 - (iii) Produce to the Tenant a certificate or certificates of such insurance or other evidence thereof and the receipt for or other evidence of every such payment.
 - (iv) Any commission payable to the Landlord in respect of such insurance shall be retained by the Landlord for its own benefit and no credit for the same will be given in the service charge account.
- (d) To keep clean and where appropriate lighted the common parts and to keep clean the windows in the common parts and where appropriate to furnish the common parts in such style and manner as the Landlord shall from time to time in its reasonable discretion think fit.
- (e) At all times during the subsistence of the Term to pay all rates (including water rates) taxes duties charges assessments impositions levies and outgoings whatsoever in respect of the Building (other than those imposed on an individual unit within the Building).
- (f) For the purpose of performing the covenants on the part of the Landlord herein contained to employ on such terms and conditions as the Landlord shall in its reasonable discretion think fit one or more caretaker porter maintenance staff cleaner gardener or such other person as the Landlord may from time to time in its reasonable discretion consider necessary or appropriate.

- (g) The Landlord will itself or alternatively (at its discretion) employ a firm of Managing Agents:
 - (i) To manage the Building and will discharge all proper fees salaries charges and expenses payable to itself or to such agent or such other person who may be managing the Building including the cost of computing and collecting the rents and service charge and undertaking the obligations of the Landlord under the terms of this Lease and all ancillary costs in connection therewith.
 - (ii) To employ all such surveyors builders architects engineers tradesmen accountants solicitors or other professional persons as may be necessary or desirable for the proper maintenance safety and administration of the Building.
- (h) To maintain repair renew replace and add any communal television aerial and/or satellite dish and/or cable and any coin operated telephone boxes and any fire extinguishers and any electronic entryphone and electronic door opening system and any television monitor screen camera or ancillary equipment and to pay all expenses in connection therewith and the rental or hire thereof and in particular but without prejudice to the generality of the foregoing to do or cause to be done all such works installations acts matters and things as in the absolute discretion of the Landlord may be considered necessary or advisable for the proper maintenance benefit safety and administration of the Building or for the benefit or safety of any Tenant including the provision of any further or additional facilities for the benefit of the Building.

- (i) To maintain renew repair and keep in good order and condition the lift in the Building (if any) and all equipment ancillary thereto and to effect such insurances in relation to the aforesaid lift as may be required by the Landlord in its absolute discretion.
- (j) To provide at the Landlord's absolute discretion and if provided to maintain renew and replace any heating and/or water apparatus and all equipment ancillary thereto and to supply such heating (if any) and water (if any) as the Landlord deems appropriate in any of the common parts.
- (k) To make provision for the payment of all proper legal and other costs and expenses incurred by the Landlord in the running and management of the Building and in the enforcement or attempted enforcement of the covenants conditions and regulations contained in the Leases granted of any units in the Building and the regulations imposed hereunder.
- (l) To charge to the service charge account such reasonable interest as may be charged to the Landlord or if any monies are disbursed by the Landlord or the Managing Agent out of its own accounts and not out of the service charge fund such interest as would have been charged to the Landlord or the Managing Agent had a loan been obtained in order to meet the obligations of the Landlord under the terms of the Lease.
- (m) Without prejudice to the generality of the foregoing to do or cause to be done all such works installations repairs improvements additions acts matters or things as in the discretion of the Landlord (including the modernisation or

replacement of plant and machinery) as may be deemed reasonable for the maintenance safety and administration of the Building to a good class residential standard.

5. **THE LANDLORD HEREBY FURTHER COVENANTS** with the Tenant as follows:

- (1) That the Tenant paying the Rent hereby reserved and performing and observing the covenants herein contained and on the part of the Tenant to be performed and observed may peaceably enjoy the Demised Premises during the said term without any interruption by the Landlord or any person or persons claiming under or in trust for it.
- (2) That every lease of a flat in the Building hereafter granted by the Landlord shall contain covenants and restrictions to be observed and performed by the Tenant thereof similar to those contained herein.
- (3) The Landlord shall enforce the covenants referred to in Clause 3 contained in other leases of the Residential part of the Building at the request of the Tenant **PROVIDED** the Tenant has indemnified the Landlord against all reasonable and proper costs and expenses in respect of such enforcement and provided security by way of payment on account in respect of costs and expenses as the Landlord may reasonably require.

6. **PROVIDED ALWAYS** and it is hereby agreed and declared that:

- (1) Notwithstanding and without prejudice to any other remedies and powers herein contained or otherwise available to the Landlord if the

rents hereby reserved or any part thereof shall be unpaid for fourteen days after becoming payable (whether formally demanded or not) or if any covenant on the Tenant's part herein contained shall not be performed or observed it shall be lawful for the Landlord at any time thereafter to re-enter the Demised Premises or any part thereof in the name of the whole and thereupon this demise shall absolutely determine but without prejudice to any right of action or remedy of the Landlord in respect of any breach of the Tenant's covenants herein contained.

- (2) If at any time during the Term any dispute shall arise between the Tenant and the tenants for the time being of neighbouring premises or any of them relating to or arising out of any of the following matters that is to say:
- (a) Any party or other wall fence passageway sewer drain pipe wire cable or cistern.
 - (b) Any easement right privilege or appurtenance herein contained.
 - (c) The expense of carrying out any repairs to any neighbouring premises or the Demised Premises and any contribution to be made thereto by the other party to such dispute.

THEN and in every such case such dispute shall be referred to the determination and award of the Landlord's Surveyor for the time being whose determination and award shall be final and binding on the Tenant and all other parties to such dispute and the said Surveyor shall also have the power to decide how their costs shall be borne between the parties to such dispute.

- (3) In addition to any other prescribed mode of service any notice or demand requiring to be served hereunder shall be validly served if

served in accordance with Section 196 of the Law of Property Act 1925 as amended by the Recorded Delivery Service Act 1962 or in the case of the Tenant if left addressed to him on the Demised Premises.

- (4) If any dispute not falling within sub-clause (3) hereof shall arise between the parties hereto with regard to the construction of this Lease or any provision hereof such dispute shall be determined by a single arbitrator appointed by the President for the time being of the Law Society in accordance with the Arbitration Act 1996 or any statutory re-enactment or modification thereof.
- (5) (i) Except so far as the same may be insured by any policy maintained by the Landlord (except to the extent that the insurance money shall be wholly or partially irrecoverable by reason solely or in part of any act or default of the Tenant or any under Lessee of the Tenant or their respective agents licensees or invitees) the Landlord shall not be liable to the Tenant nor shall the Tenant have any claim against the Landlord in respect of:
- (a) Any loss damage or injury suffered by the Tenant or any servant agent or workmen of the Tenant or any member of the Tenant's family or any licensee of his through any defect in any fixture pipe wire tube meter lift staircase or other things in or upon the Building or any part thereof (including the Demised Premises) or the use of any communal equipment or facilities provided by the Landlord for the use of the Tenant.

- (b) Any act neglect default omission misfeasance or nonfeasance of any caretaker porter or other of the staff or servants of the Landlord or any person acting under such caretaker porter maintenance staff or other person employed.
 - (c) Any loss or damage or interference or annoyance suffered by the Tenant during the carrying out by the Landlord of repairs decorations additions alterations or other works whether structural or otherwise which may appear to the Landlord to be necessary or desirable to the Demised Premises or to the Building provided the same are carried out with reasonable skill and care.
 - (d) Any loss or inconvenience occasioned by the closing or breakdown of the lift or by the failure of the power supply to the lift or whilst any repairs are carried out thereto and any accidents that may occur to the Tenant or any other person using the lift or any interruption of any of the services hereinbefore mentioned from whatever cause beyond the control of the Landlord.
- (ii) If for any reason the repair rebuilding or reinstatement of either the Building or the Demised Premises or the means of access thereto shall be incapable of performance following damage or destruction by any of the Insured Risks the obligation on the part of the Landlord shall thereupon be deemed to have been discharged and the Landlord shall stand possessed of all monies paid to it under and by virtue of the insurance policy or policies upon trust to be paid to the Tenant such proportion of the said monies as is equitable such equitable proportion to be agreed in writing or in default as mentioned in Clause 6(4) hereof.

- (6) Nothing in this Lease shall impose any obligations on the Landlord to provide or install any system or service not in existence at the date hereof.
- (7) No caretaker porter maintenance staff or other person employed by the Landlord shall be under any obligation to furnish attendance or make available their services to the Tenant and in the event of any such person employed as aforesaid rendering any service to the Tenant such person shall be deemed to be the servant of the Tenant for all purposes and the Landlord shall not be responsible for the manner in which such service is performed nor for any damage to the Tenant or other persons arising therefrom.
- (8) The Landlord shall not be under any restriction as to the mode of development or user of the remainder of the Building or any parts thereof or any adjoining premises and nothing herein contained or implied shall be deemed to impose upon the Landlord any obligations to adhere to the scheme of estate layout depicted on the plans annexed hereto to the intent that the communally maintained areas and the accessways may be varied at any time and from time to time and furthermore the Landlord shall have an absolute discretion to erect any new or additional buildings whatsoever and whether such buildings or works shall or shall not affect or diminish the light or air which may now or at any time be enjoyed by the Lessee and notwithstanding that any other liberty easement right or advantage belonging to the Lessee is thereby extinguished diminished or prejudicially affected **PROVIDED ALWAYS** that the access to and egress from the Demised Premises and the service thereto are

preserved over a route or by means which are not unreasonably less convenient or effective.

- (9) Nothing contained in this Lease shall be deemed in any manner to restrict or impede the right of the Landlord to grant rights and easements for the passage of running of water soil gas electricity telephone communication radio and television reception and other services through and along any appropriate service installations at any time during the said term which may be in or under or over any part or parts of the Building or to make any connection to all or any thereof or to grant any person or corporate body the right to lay install or construct any service installations in or under or over any part or parts of the Building for the aforesaid purposes.
- (10) The Tenant shall not be entitled whether by implication prescription or otherwise to any easement or right of light or air or to any other easement or right (except as by this Lease expressly granted) which might restrict or interfere with the free use by the Landlord of the Building or any part or parts thereof or any other adjoining or adjacent land for building or any other purposes.
- (11) The Landlord and the Tenant hereby apply to the Registrar for the entry on the Register of the title to the Demised Premises the following restriction:
- “Except under an Order of the Registrar no transfer or assent of the land in this Title is to be registered without:
- a) A Certificate given by the Solicitor to the Landlord that the Deed required by Clause 3(9)(c) of the registered Lease has been received by the Landlord or

- b) A certificate given by the Solicitor to a Tenant that the Deed required by Clause 3(9)(c) of the registered Lease has been duly executed and sent by recorded delivery post to the Landlord at its registered office”.

7. **THE PARTIES** hereto hereby certify that the transaction hereby effected does not form part of a larger transaction or series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds **TWO HUNDRED & FIFTY THOUSAND POUNDS** (£250,000).

IN WITNESS WHEREOF the parties have executed this Deed the day and year first before written.

THE FIRST SCHEDULE hereinbefore referred to

Part I

Description of the Demised Premises

- (A) **ALL THAT** The Flat and Parking Space specified in Paragraph 4 of the Particulars and shown edged red on The Said Plan and being part of the Building.
- (B) In relation to The Demised Premises there shall be included in this demise:
- (i) All internal walls.

- (ii) One half in each case severed vertically of internal dividing walls (or parts thereof) which mutually serve to enclose the Demised Premises and other parts of the Building and such last mentioned walls shall be deemed to be party walls.
 - (iii) The internal surfaces of external walls.
 - (iv) All window frames and the glass therein.
 - (v) The door and door frames exclusively serving the flat.
 - (vi) The interior faces of the ceilings up to the underside of the joists slabs or beams to which the same are affixed and the floors down to the upper side of the joists slabs or beams supporting the same and the plaster face of all external or structural walls.
 - (vii) The ceiling but not the horizontal structure supporting any part of the Building immediately above but not so as to preclude the right of suspending therefrom fittings of not excessive weight provided any damage caused by the attachment or removal is made good by the Tenant.
 - (viii) All cisterns tanks drains wires ducts conduits and any other service installations whatsoever used solely for the purpose of the Demised Premises.
 - (ix) The surface of the balcony (if any).
- (C) There shall be excepted from this demise:
- (i) The roof or roofs of the Building and the roof space above.
 - (ii) The main structural parts of the Building including the concrete slabs dividing the Building horizontally and the external parts thereof and the external decorative parts thereof including the railings to the balcony (if any).

- (iii) The foundations of the Building including the soil below.
- (iv) The air space above the Demised Premises and the balcony (if any).

PART II

Easements and Rights Granted

- (1) Full right and liberty for the Tenant his servants and licensees (in common with the Landlord) and all other persons who now have or shall hereafter have the like right at all times and for the purpose only of access to and from the Demised Premises including vehicular access to the said Parking Space to pass and repass over the hallways staircases lift passageways roadways and all other common parts of the Building **PROVIDED ALWAYS** the Landlord shall have the right to close up or divert or alter any of the common parts or accessways subject to leaving available reasonable and sufficient means of access to and from the Demised Premises.
- (2) The free passage and running of water soil gas and electricity telephone and all other services or supply to and from the Demised Premises and any part thereof in and through all gutters sewers drains cisterns wires pipes and cables now or hereafter during the perpetuity period in under over or upon the Building.
- (3) The right at all reasonable times upon giving at least forty eight hours previous notice (except in the case of emergency) to enter upon any part of the Building not hereby demised for the purpose of repairing cleansing maintaining or renewing any service installations exclusively serving the

Demised Premises or repairing and maintaining the Demised Premises the Tenant causing as little disturbance as possible and making good forthwith any damage thereby caused.

- (4) The right of shelter and support as now enjoyed by the Demised Premises or any part thereof from the remainder of the Building.
- (5) The right to place rubbish in the refuse containers provided for the same in the Building.
- (6) The right to use the entryphone system and communal television aerial and satellite system (if any) and the lift (if any) and such other installations and services as shall be provided by the Landlord in the Building.
- (7) The right for visitors to the Demised Premises to use the parking spaces marked "Visitor" on the said Plan to park as and when such parking spaces are available.

PART III

GENERAL EXCEPTIONS AND RESERVATIONS

- 1. a) The full and uninterrupted passage and running of water soil gas electricity telephone and all other services or supply from and to the other parts of the Building and for the benefit of the respective owners

tenants or occupiers for the time being thereof through the gutters sewers drains cisterns pipes wires and cables which now are or may hereafter during the perpetuity period be in upon over or under the Demised Premises.

- b) The full and free right and liberty to enter upon the Demised Premises with or without workmen and all others authorised at all reasonable times on reasonable notice (except in case of emergency) for the purpose of connecting laying inspecting repairing cleansing maintaining amending altering replacing relaying or renewing any gutters sewers drains pipes wires heating apparatus cisterns or cables the person exercising such rights making good all damage to the Demised Premises thereby occasioned without delay;
- c) The full and free right and liberty at all reasonable times with or without workman and all others authorised on reasonable notice (except in the case of an emergency) to enter into and upon the Demised Premises to view the state and condition of the same and in the event of default by the Tenant in carrying out such works as may be necessary in order to comply with the obligations of the Tenant hereunder to enable the Landlord to carry out such works in default at the cost of the Tenant.
- d) The full and free right and liberty at all reasonable times with or without workmen and all others authorised to enter into and upon the Demised Premises at all reasonable times on notice (except in the case of emergency) for the purpose of performing and observing the covenants and obligations on the part of the Landlord hereinbefore contained and to enable the Landlord to repair cleanse maintain or renew rebuild construct or alter the remainder of the Building and any

adjoining neighbouring premises or any services thereto and the right to lay any replacement sewers drains water courses gutters cisterns cables pipes and wires in each case causing as little disturbance as possible and making good any damage caused to the Demised Premises without delay.

2. Full rights of light and air and all other easements and rights in favour of the remainder of the Building and any adjoining or neighbouring premises.
3. The right at any time hereafter in its absolute discretion to deal as it may think fit with any part of the Building and to erect any new or additional buildings whatsoever and to make any alterations and carry out any demolition rebuilding or other work which it may think fit or desire so to do whether such buildings alterations or works shall or shall not affect or diminish the light or air which may now or at any time during the term hereby granted be enjoyed by the Tenant including the right to erect scaffolding upon the Demised Premises or the Building or upon the outside thereof.
4. Full rights of support shelter and protection for the remainder of the Building and each and every part thereof.
5. Full right to enable the eaves gutters and pipes to overhang the Demised Premises.

THE SECOND SCHEDULE hereinbefore referred to
Restrictions and Stipulations

1. To use the Demised Premises as a single private residence.
2. Not to suffer or permit any rags or other articles to be shaken or beaten outside the Building or in or about any balcony (if any) or common parts thereof.
3. Not to place any personal items including any rubbish in the hallways stairs or passageways of the Building.
4. Not to keep any petrol oil or other combustible dangerous or offensive substance or goods in or upon the Demised Premises.
5. Not to use any outside parts of the Demised Premises or the Building for the purpose of hanging or drying clothes linen or other articles of personal domestic use.
6.
 - a) Not to do or permit or suffer anything in or upon the Demised Premises or any part thereof which may be or become a nuisance damage or disturbance danger or annoyance to the Landlord or the owners tenants or occupiers of neighbouring premises or other tenants of the Landlord or the neighbourhood nor commit or suffer to be committed any waste spoil or destruction in the Building.
 - b) Not to allow any auction to be held in the Demised Premises.

- c) Not to permit or suffer the Demised Premises or any part thereof to be used for any illegal or immoral purpose or for any trade business or occupation.
 - d) At all times to keep tidy the appearance of all windows of the Demised Premises and to clean the inside surfaces of the same at least once a month.
 - e) Not to bring to keep or suffer to be brought or kept upon the Demised Premises anything which in the opinion of the Landlord acting reasonably is or may become unclean unsightly or detrimental to the Demised Premises or to the Building.
 - f) Not to make any noise audible outside the Demised Premises whether by wireless television musical instruments or otherwise at any time.
 - g) Not to allow any parcels packages bicycles perambulators or other items to remain in the common parts.
7. Not to affix or exhibit or permit to be affixed or exhibited to or upon any part of the exterior of the Demised Premises or within the same so as to be visible from the exterior thereof any placard poster signboard or other advertisement except such as shall be previously approved in writing by the Landlord.
8. Not to install or suffer to be installed any machinery on the Demised Premises other than ordinary domestic appliances nor to use or permit to be used any part of the ceiling of the Demised Premises in such manner as to subject it to any strain beyond that which it is designed to bear and nor likewise to overload any floor area thereof.

9. Not knowingly to permit or suffer any encroachment upon the Demised Premises or the acquisition of any new right to light passage drainage or other easement on over or under the Demised Premises and if any such encroachment or easement shall be made or acquired forthwith to give notice to the Landlord and at the cost of the Tenant to do all things that may be proper for the purpose of preventing the making of such encroachment or the acquisition of such easement as aforesaid and it shall be lawful for the Landlord or its agents officers servants and workmen to enter the Demised Premises and to do the same and any expenses so incurred shall be repaid to the Landlord by the Tenant within seven days of a written demand in that behalf.
10. Not to do or permit or suffer any act or thing which may render any increased premium payable for the insurance of the Building or which may make void or voidable any policy of insurance thereon and not to interfere in any way with any fire prevention systems fitted to the Building.
11. Not to do or permit or suffer to be done or omitted any act matter or thing in or respecting the Demised Premises or any part thereof which shall contravene the provisions of the Town and Country Planning Act 1990 or any statutory modification or re-enactment thereof.
12. Not to erect any wireless or television aerial on any part of the exterior of the Demised Premises or other part of the Building.
13. Not to stop up or obstruct or permit or suffer to be stopped up or obstructed or permit or suffer oil grease or other deleterious matter or substance to

enter the drains sewers gutters pipes channels and watercourses of the Building.

14. Not to keep or permit any dog or cat or other animal upon or in the Demised Premises without the prior written consent of the Landlord such consent not to be unreasonably withheld or delayed which consent may be revoked at the reasonable discretion of the Landlord.
15. To comply with all or any reasonable regulations which the Landlord from time to time may make in respect of the Building and not to do or omit anything which would or might be a nuisance or inconvenience to any other person therein.

THE THIRD SCHEDULE hereinbefore referred to

The Service Charge

1. In this Schedule the following expressions shall have the following meanings respectively:
 - (i) "Total Expenditure" means all reasonable and proper costs and expenses whatsoever incurred by the Landlord in any accounting period in carrying out its obligations under Clause 4 and Clause 5 of this Lease including (but without prejudice to the generality of the foregoing) the reasonable costs of providing any additional service reasonable required pursuant to the provisions hereof including any

sum or sums set aside by the Landlord to meet such future costs as the Landlord shall in its absolute discretion expect to incur.

- (ii) "The Service Charge" means such percentage of the total expenditure as is specified in paragraph 8 of The Particulars or such other percentage as may be notified to the Tenant by the Landlord in accordance with paragraph 8 of The Particulars.
 - (iii) "The Interim Charge" means such sum to be paid on account of the Service Charge in respect of each accounting period as the Landlord or its Managing Agents shall specify at their discretion acting reasonably to be a fair and reasonable interim payment.
2. In this Schedule any surplus accumulated from previous years shall not include any sum set aside for the purposes of future expenditure.
3. (a) The Tenant hereby covenants with the Landlord to pay the Service Charge in accordance with the provisions of Clause 3(17) of the Lease.
- (b) If during any accounting period the Landlord considers in its reasonable discretion that the interim charge paid or payable for that accounting period is or may be insufficient for any reason then the Landlord may by Notice in writing to the Tenant at any time require payment of a further interim charge of such amount as the Landlord or its Managing Agent shall specify at their discretion acting reasonably to be fair and reasonable and any such further interim charge shall be paid by the Tenant to the Landlord immediately on

demand being served upon the Tenant and in case of default the same shall be recoverable from the Tenant as rent in arrear.

4. If the interim charge paid by the Tenant in respect of any accounting period exceeds the Service Charge for that period the surplus of the interim charge so paid over and above the Service Charge shall be accumulated by the Landlord and at the discretion of the Landlord either:
 - (i) Credit it to the account of the Tenant in computing the Service Charge in succeeding accounting periods as is hereinafter provided or
 - (ii) Set aside by the Landlord on account of any future costs.
5. If the Service Charge in respect of any accounting period exceeds the interim charge paid by the Tenant in respect of that accounting period together with any surplus from previous years accumulated as aforesaid (other than any reserve fund) then the Tenant shall pay the excess to the Landlord within fourteen days of service upon the Tenant of the certificate referred to in the following paragraph and in case of default the same shall be recoverable from the Tenant as rent in arrear **PROVIDED ALWAYS** that the Landlord may in its reasonable discretion at any time or from time to time during the term hereby granted recover the whole or any part of any such excess by withdrawing the same from any reserve fund after service on the Tenant of the relevant certificate referred to in the following paragraph.
6. As soon as practicable after the expiration of each accounting period there shall be served upon the Tenant by the Landlord or its agent a certificate by the Landlord or such agent containing the following information:
 - (a) The amount of the total expenditure for that accounting period.

- (b) The amount of the interim charge paid by the Tenant in respect of that accounting period together with any surplus accumulated from previous accounting periods (other than any reserve fund).
 - (c) The amount of the Service Charge in respect of that accounting period and of any excess or deficiency of the Service Charge over the interim charge.
- 7. The said certificate shall be conclusive and binding on the parties hereto in the absence of any manifest error but the Tenant shall be entitled at his own expense at any time within fourteen days after service of such certificate to inspect the receipts and vouchers relating to payment of the total expenditure.
- 8. If at any time any of the services become obsolete unnecessary or excessively costly in the reasonable opinion of the Landlord then the Landlord may in its reasonable discretion vary modify or discontinue the same.
- 9. Any omission by the Landlord to include in any accounting period a sum expended or a liability incurred in that accounting period shall not preclude the Landlord from including such sum or the amount of such liability in any subsequent accounting period as the Landlord shall reasonably determine.
- 10. That no deduction shall be made by the Tenant in relation to the payment of the Tenant's share of the total expenditure in respect of any agency or other commission or discount whether paid or allowed to the Landlord or the Managing Agent appointed by the Landlord or otherwise and the full amount of each sum or premium shall be treated as expended by the Landlord or the Managing Agent appointed by the Landlord as the case may

be and the Landlord or the Managing Agent shall be entitled to retain for its own benefit any interest agency or other commission or discount so paid or allowed.

THE FOURTH SCHEDULE hereinbefore referred to

Deed of Covenant

THIS DEED is made the day of

BETWEEN:

- (1) The Landlord.
- (2) The Tenant.
- (3) The Transferee.
- (4) Lease dated [] between [] and [] relating to Flat [] "The Crescent", Mount Pleasant Crescent, Stroud Green, London N4 4HP ("the Lease").

1. **Covenants on the part of the Transferee**

The Transferee hereby covenants with the Landlord:

- (a) To pay the rents reserved by the Lease and observe and perform the covenants and conditions on the part of the Tenant contained in the Lease as if the Transferee were the Tenant named in the Lease.
- (b) To indemnify the Landlord against any non-observance or non-performance of the Tenants covenants in the Lease.
- (c) To register the transfer with the Landlord's Solicitors in accordance with the Lease and at the same time to give Notice to

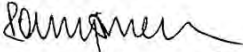
the Landlord or its Solicitors and the Managing Agent of the name and address of the party to whom future rent demands should be sent.

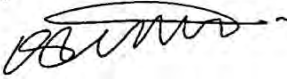
2. **Declaration**

The conditions of re-entry contained in the Lease shall be exercisable on any breach of any covenant or condition in this Deed of Covenant as well as on the happening of any of the events mentioned in the conditions contained in this Lease.

**EXECUTED as a DEED by
ACORN HOMES (NORTH LONDON) LIMITED**

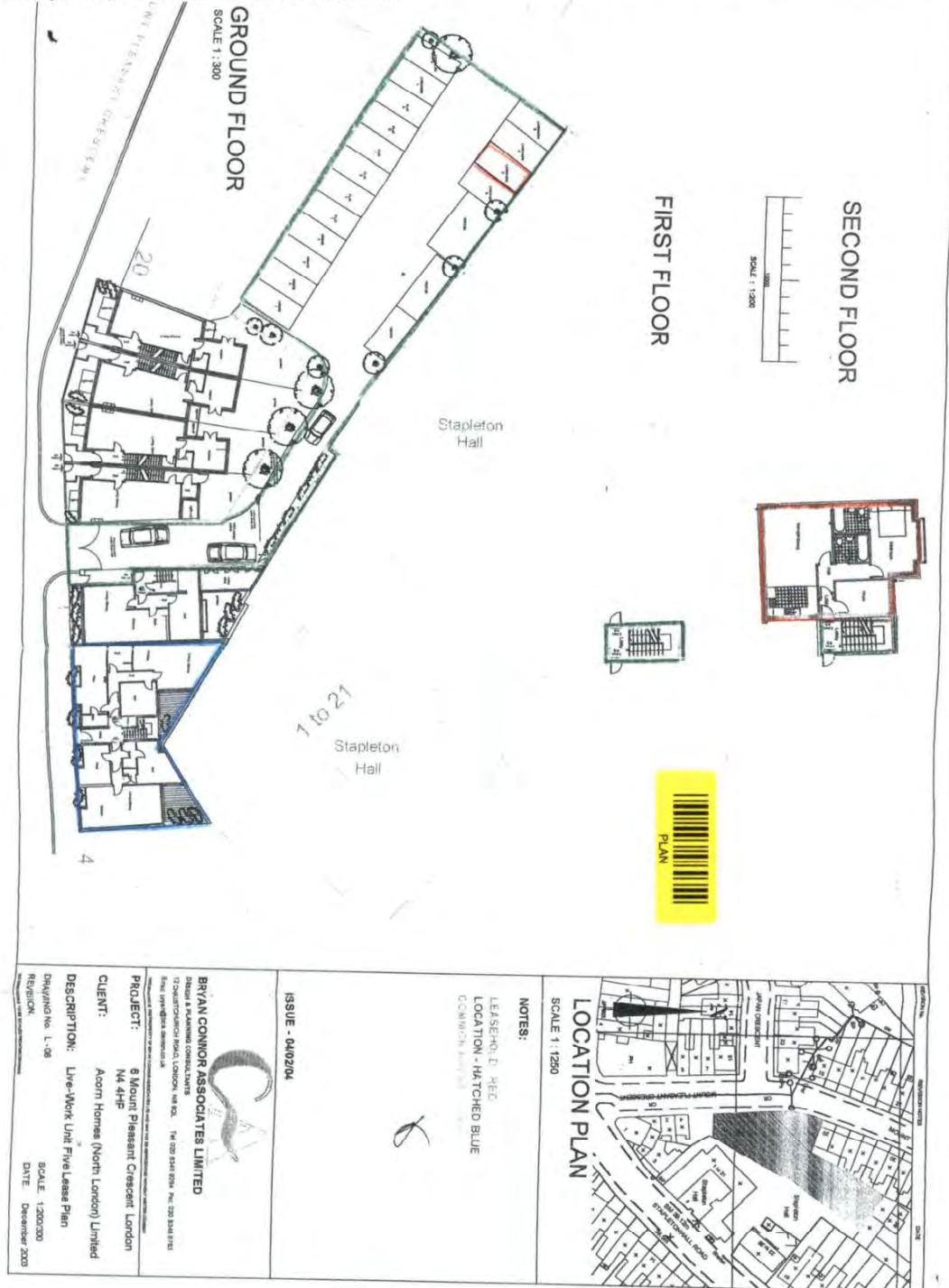
Acting by:

Director: 

~~Director/Secretary:~~ 

(229) 13593-Acorn

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COUNCIL TAX BILL 2026/27**Property Address:**

Ms Kate Rodger
FLAT 5
6 MOUNT PLEASANT CRESCENT
LONDON
N4 4HP

Date of issue: 07 Mar 2026

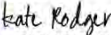
Always quote your account number when you
contact us

Account number: 10006479949

Charge for band			
Valuation Band C		% change on last year	£
London Borough Of Haringey		4.99	1,602.91
Greater London Authority		4.1	453.79
	Net	4.8	
	Total for year		2056.7

Charge details			
	From	To	£
Charge For Period Band C	01 Apr 2026	31 Mar 2027	2,056.70
Amount you must pay: 2,056.70			
You must tell us of any change during the year that may affect your entitlement to an exemption, discount, premium or reduction. Failure to notify us within 21 days of any matter that affects your entitlement may result in a financial penalty being imposed. If we know that your exemption, discount, premium or reduction is due to end we will send a revised council tax bill nearer the time.			

Method of payment: Direct Debit Payments			
FIRST INSTALMENT DUE ON 01/04/2026		1 X £202.70	
OTHER INSTALMENTS DUE ON 01/05/2026 to 01/01/2027		9 X £206.00	
(Please turn over for further information)			

Signed by:

4B451A2B0EAE447

Docusign Envelope ID: EA97006B-FBE4-8CF6-8056-1A015EE92EA7

How to pay

Pay by Direct Debit

58,000 residents already pay by **Direct Debit**, why not do it too? It is the easiest way to pay your council tax on time. [Set up a Direct Debit online](#) or call us on 020 8489 1000.

Pay online on our website, by phone or from your bank

☐ **Online** [Pay your Council Tax.](#)

☐ **Phone** 0300 456 0520

☐ **Bank Payment** to sort code **20-98-47**, bank account number **43399710** & account name **London Borough of Haringey**. Please quote your account number as show on the front of this letter as the reference.

Can't pay? We're here to help

If you can't pay your Council Tax or are struggling with your finances, please contact us.

☐ **Council Tax Reduction** can help to pay some or all your council tax if you are on a low income. Check if you are eligible and apply online, Haringey.gov.uk/Benefits.

☐ **Haringey's Here to Help** offers a range of support to help you manage your finances, get budgeting and debt advice, and claim everything you are entitled to. Go to Haringey.gov.uk/heretohelp to find out more

☐ **Discounts and Exemptions** can reduce the amount to pay. For example, if you are disabled or have a live-in carer. Information about all discounts and exemptions available can be found online Haringey.gov.uk/counciltax

☐ **Single Person Discount** is a 25% reduction you can get if you are the only adult resident of your address. [Apply for a single person discount online](#)

Further Information

☐ If you are getting a discount or exemption, you must tell us within 21 days where there is a change which affects your entitlement. You may be liable for a penalty charge of £75 if you do not. You can tell us about any changes online at Haringey.gov.uk/counciltax or by phone 0208 489 1000

☐ Want to pay over 12 months? [Request to extend your instalments online](#)

☐ If you think this bill is wrong, you can appeal online by visiting Haringey.gov.uk/counciltax

☐ Haringey is a social care authority and for this reason, your bill shows two percentage changes which are attributable to Haringey: One attributable to adult social care and the other general expenditure.

☐ The 2026-27 Greater London Authority Explanatory information for council taxpayers is on our website. Please go to Haringey.gov.uk/counciltax and click 'what Council Tax is, bands and bills'.

Council Tax Bands

The Valuation Office Agency (VOA) maintains the Council Tax Valuation List. This includes placing new properties within a Council Tax band and changing bands for properties when necessary. To understand why your property is in a certain band, please go to GOV.UK [How domestic properties are assessed for Council Tax bands](#).

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Council Tax Reduction (CTR)

You can receive CTR if you're on a low income or claim benefits, and your bill could be reduced by up to 100%, depending on your age, income, savings and household circumstances.

You will no longer receive a letter explaining how your award has been calculated. The amount of CTR you have been awarded will show as 'Council Tax Reduction' on your Council Tax bill. To see how your claim has been calculated, please visit My Account and go to 'Benefits'

Change in circumstances

You need to tell us within 21 days about any changes in your circumstances which may affect your CTR. Examples of changes include:

- ☐ Someone moving in or out of your household
- ☐ You start working
- ☐ You stop working
- ☐ A change your income for you, or anyone in your household

You can tell us about a change in circumstances by completing a form at:

<https://haringey.gov.uk/benefit-change>

If you don't tell us about a change in circumstances straight away, then we may award you too much CTR and you will have to pay it back.

Appeals

If you think the CTR decision we have made is wrong, then you can ask us to look at it again. This is called a reconsideration. You need to tell us what you think is wrong and why you disagree with our decision by completing a form at: [Appeal a Housing Benefit decision | Haringey Council](#). You also need to provide any extra information to support your request. If you need help with asking for a reconsideration, a local independent advice agency, such as Citizens Advice, might be able to help.

After looking at the decision again, we will write to you to tell you whether we think the decision is right or whether we have changed it.

If we can't change the decision and you still disagree then you can appeal to the independent Valuation Tribunal (VTS), which is not part of the Council. For more information, go to www.valuationtribunal.gov.uk

Haringey Council has a duty to protect the public funds which it administers, and to this end may use information held about you for the prevention and detection of fraud with public and private sector organisations including those responsible for auditing or administering public funds, to detect and prevent fraud.



Ms Kate Rodger
Flat 5
6 Mount Pleasant Crescent
LONDON
N4 4HU



Account number
900084199999



For help, visit
thameswater.co.uk/bill



Bill date
26 June 2026



Billing period
13 January 2026
– 25 June 2026



Supply address
Flat 5, 6 Mount Pleasant
Crescent, LONDON, N4
4HU



Your tariff
Metered

Signed by:

Kate Rodger
46451A2B0EAE447...

Your bill and payment plan

We're changing
your payments to: **£44.00**

We'll make this
change from: **1 August 2026**



You don't need to do anything

You're on a Direct Debit payment plan. For a full list of your payment dates, turn to section 2.

We'll take your payments from:
Bank account number: XXXX0128 Sort code: XX-XX-37

If you need to update your Direct Debit details, please log in at
thameswater.co.uk/myaccount

What's in this bill

Section 1:

Your water use

A breakdown of your water use over the last 164 days

Section 2:

Your charges

A breakdown of your charges and the payments you'll make

Section 3:

More help

Links and phone numbers if you need help or financial support

1 Your water use

How much water you've used for meter number 04M158710

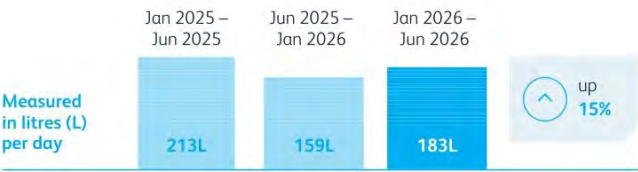
Previous meter reading:
1956m³
Reading taken on 12 Jan 2026

>

Latest meter reading:
1986m³
Reading taken on 25 Jun 2026

Total water used: 30m³
This is over a period from 13 January 2026 – 25 June 2026

Here's how your average water use has changed



> The graph opposite shows your water use in litres (L) per day. Did you know there are 1,000 litres in 1m³

Here to help you save
It's normal for water use to go up and down. If you want to save money on your next bill, check out our water-saving tips at thameswater.co.uk/savewater



2 Your charges

You've used 30m³ of water – here's how that breaks down in your charges

13 Jan 2026 to 31 Mar 2026 (78 days)

These charges are based on our 2025/2026 rates

Fresh water		Wastewater	
Charge for water used	m ³ : 14.2682 x rate: £2.4743 = £35.30	Charge for waste removed	m ³ : 14.2682 x rate: £1.5480 = £22.09
Fixed charge	+ £13.67	Fixed charge	+ £27.83
Subtotal	= £48.97	Subtotal	= £49.92
Total charges for this period		= £98.89	

1 April 2026 to 25 June 2026 (86 days)

These charges are based on our 2026/2027 rates

Fresh water		Wastewater	
Charge for water used	m ³ : 15.7318 x rate: £2.7346 = £43.02	Charge for waste removed	m ³ : 15.7318 x rate: £1.4721 = £23.16
Fixed charge	+ £15.76	Fixed charge	+ £30.19
Subtotal	= £58.78	Subtotal	= £53.35
Total charges for this period		= £112.13	

 **Total charges for both periods = £211.02**

> Your metered charges explained

We charge you separately for fresh water, which comes out of your taps, and wastewater, which goes down your drains.

Your fresh water charges pay for sourcing, storing and delivering water to your home. Your wastewater charges pay for removing, cleaning and returning that water safely to the environment after you've used it.

If you need help understanding your charges, please head to thameswater.co.uk/bill

What's a fixed charge?

Your fixed charge helps to cover some of our essential running costs, like maintaining pipes and handling enquiries.

What we think you'll use

We've calculated your usage over 7 months, based on an average daily use of £1.30. We predict the cost of what you'll use by the end of your plan will be £271.51.

Could you save on your wastewater?

You could save £47.70 a year on your wastewater fixed charge if all the rainwater from your property drains into a soakaway, stream or river instead of our sewer. Find out more at thameswater.co.uk/swd

You could also make savings if more than 10% of the water you use doesn't return to our sewer system. Find out more at thameswater.co.uk/abatement

Summary	
Account balance on your bill dated 13 January 2026	- £56.57
What you've paid	- £162.00
2 Feb 2026: £27.00 2 Mar 2026: £27.00 1 Apr 2026: £27.00	
1 May 2026: £27.00 1 Jun 2026: £27.00 1 Jul 2026: £27.00	
Total charges from 13 Jan 2026 to 25 Jun 2026	+ £211.02
Amount currently in credit on your account	= - £7.55
We'll use this credit to pay for your future charges	
The cost of what we think you'll use over the next 7 months	+ £271.51
We've worked this out based on your previous use	
 What you need to pay	£263.96

How we work out your payment plan

We base your plan on how much water we think you'll use over the next 7 months. We've put your payments up to make sure they cover your bill. We'll review your plan in January to check your payments cover the water you've used. We'll look at your plan twice a year and send a new bill.





Your upcoming payments

Changes to our charges

The cost of our services is subject to change each year, mainly due to inflation and revenue allowances set by Ofwat.

From 1 April 2026 the average cost to supply our services will increase by 3.4%.

We always follow the guidance of our regulator Ofwat and consult CCW on our charges.

To learn more about why bills are increasing and how we're using that money to make vital improvements to your water network, visit thameswater.co.uk/value

If you need this bill in large print or braille, or you need an interpreter, please visit thameswater.co.uk/extracare or call 0800 009 3652.

Moving home

Please give us at least two days' notice before you move, otherwise you may be liable for charges after you've moved out.

Learning about us

To find out more about our performance, as a company, visit thameswater.co.uk/annualreport

Maintaining water quality

We test over 500,000 samples of our world-class water each year. To check the water quality in your area, visit thameswater.co.uk/waterquality

Taking care of your meter

We treat your meter readings as an accurate measurement of how much water you use so we can charge you correctly. If your meter readings seem unusually high or low, your meter could be faulty. If you're worried, you can ask us to test it for you and we'll replace it. If our tests show the old meter wasn't faulty, we'll charge you a fee of £70 + VAT. Find out more at thameswater.co.uk/charges

It's an offence for you to tamper with, damage or remove your meter. Please make sure we can access it whenever needed.

Helping with leaks

If you think you may be losing water through a leak, find out what to do in our leakage procedure at thameswater.co.uk/leaks

Managing debt

Missing a payment or paying late may affect your credit rating. If you fall behind on payments, find our debt recovery procedure at thameswater.co.uk/debt

Protecting your privacy

To help maintain up-to-date records and manage our debt collection process, we share information with and receive information from credit reference agencies. To find out more about how we use, store and protect your data as well as how you can request access to it, please visit thameswater.co.uk/yourdata

Thames Water Utilities Limited is a company registered in England and Wales with company number 02366661. Registered office address: Cleanwater Court, Vastern Road, Reading, RG1 8DB. VAT registration number: GB 537 4569 15

3 More help



Update incorrect details
or tell us you're moving:
[thameswater.co.uk/
myaccount](https://thameswater.co.uk/myaccount)



Sign up for an extra helping
hand when you need it most:
[thameswater.co.uk/
priorityservices](https://thameswater.co.uk/priorityservices)

Access your account on the go

Are you making the most of your online account?
Don't forget you can:

- Submit your own meter readings
- Download bills for proof of address
- Update your contact details instantly
- Pay online if you want to

It's all at your fingertips – log in now at
thameswater.co.uk/myaccount



Struggling to pay?

If you're worried about the cost of your bill,
we'll do everything we can to help. Our support
includes affordable payment plans, discounted
tariffs, grants and more. For more information,
visit thameswater.co.uk/help-paying

If you need a helping hand

We aim to get things right first time, but if things do go wrong we want to fix them quickly for you.

- To get helpful information or to report any issues, visit thameswater.co.uk/contact-us or give us a call and quote your account number: 900084199999
- For billing enquiries, call 0800 980 8800 (Mon-Fri 8am-8pm, Sat 8am-6pm)
- In water or wastewater emergencies, call 0800 316 9800 (lines open 24/7)

If your hearing or speech is impaired, please contact us using Relay UK.

If you're unhappy with our service

We want to hear from you – please visit thameswater.co.uk/complaints

or call us on 0800 980 8800 (Mon-Fri 8am-8pm, Sat 8am-6pm). We will respond to written queries and complaints about your bill or service within 10 working days. If you're still not happy, please get back in touch with us.

If you're not satisfied with the final outcome from the first two stages of our complaints process or your issue is over eight weeks old and would like free, trusted, independent advice you can call the Consumer Council for Water (CCW), the independent voice for water consumers in England, on 0300 034 2222 or use their online form at www.ccw.org.uk/contact-us

Our commitment to you: We'll always make an appointment with you before we visit, turn up within the agreed appointment slot, and give you 24 hours' notice if we have to cancel; respond to written queries and complaints about your bill or service within 10 working days; let you know within five working days if we can't action a written request to change your payment arrangements; provide 48 hours' advance notice of planned work that might result in you having no water supply for four hours or more; restore your water supply within the time specified on the notice for planned work; restore your water supply within 12 hours of a burst water pipe; maintain an appropriate water pressure to your property; and protect your property from flooding from our sewers. If we fail to achieve this level of service, or if we have to issue you with a 'restriction of use' notice because of problems with our water supply or because of drought, we'll pay you as part of our Customer Guarantee Scheme. To view our compensation policy, visit thameswater.co.uk/compensation or call us and ask for a copy.



APPENDIX 2: LEASEHOLD TITLE EGL477107 AND TITLE PLAN

Official copies of the leasehold register and title plan for Flat 5.

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number EGL477107

Edition date 24.04.2024

- This official copy shows the entries on the register of title on 01 JUN 2026 at 14:40:47.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 01 Jun 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Wales Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

HARINGEY

- 1 (28.09.2004) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Flat 5, 6 Mount Pleasant Crescent, Hornsey, London (N4 4HU).

NOTE: As to the part tinted blue on the title plan only the second floor flat is included in the title.
- 2 (28.09.2004) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 10 August 2004
Term : 125 years from 1 January 2003
Parties : (1) Acorn Homes (North London) Limited
(2) William Munro Rodger and Anne Marie Fahy
- 3 (28.09.2004) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 (28.09.2004) The lessor's title is registered.
- 5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (24.04.2019) PROPRIETOR: KATE LOUISE FAHY RODGER of Flat 5, 6 Mount

Title number EGL477107

B: Proprietorship Register continued

Pleasant Crescent, London N4 4HU.

- 2 (24.04.2019) The price stated to have been paid on 12 April 2019 was £200,000.
- 3 (24.04.2019) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (28.09.2004) The land in this title is with other land subject to the covenants contained or referred to in a Conveyance of freehold estate dated 2 July 1872 and made between (1) Joseph Lucas (2) Richard Hoare (3) Robert Champ and (4) Charles Turner so far as they still subsisting and enforceable and have not been waived by a Deed dated 9 December 1921. Details of the covenants contained in the Conveyance dated 2 July 1872 are set out in the Schedule of restrictive covenants hereto.

NOTE: Copy Deed filed under Z4342Z.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 2 July 1872 referred to in the Charges Register:-

He the said Charles Turner doth hereby for himself his heirs executors administrators and assigns Covenant with the said Peter Richard Hoare his heirs and assigns and also (as a separate Covenant) with the said Joseph Lucas his heirs and assigns that the the said Charles Turner his heirs or assigns will not erect or suffer to be erected on the lands hereby conveyed and granted or any part thereof so as to front or abut on the Stapleton Hall Road any Shop or Building or Buildings whatsoever to be used for any other purpose whatsoever than a private or professional dwellinghouse or dwellinghouses with the outhouse offices stables and Coachhouses to be occupied therewith And also will not erect or suffer to be erected any hotel tavern public house or Beer house upon any part of the land hereby granted and conveyed And also will not erect or suffer to be erected on the land hereby conveyed or any part thereof so as to front or abut upon the Stapleton Hall Road or Mount Pleasant Road any Building or Buildings whatsoever in the erection of which with the outhouses offices stables and Coachhouses (if any) thereto less than the sum of £400 shall be expended or erect or build upon any part of the land hereby granted and conveyed so as to front or abut upon the Stapleton Hall Road any erection or building whatsoever except existing buildings and except boundary fences and walls within 15 feet of the line of frontage to the said Stapleton Hall Road And shall not nor will erect or build any erection or building whatsoever on the triangular piece of ground coloured pink and numbered 1 on the said plan in the margin of these presents except a fence wall or other fence within 20 feet of the line of frontage to the Mount Pleasant Road AND ALSO will not carry on or do or suffer to be carried on upon the land hereby conveyed any offensive trade business occupation or thing which shall or may be become or grow to the nuisance damage disturbance or annoyance of the said Peter Richard Hoare his heirs or assigns or the said Joseph Lucas his heirs or assigns or the said William Hodson his heirs or assigns or the said William Prowse his heirs or assigns or to any occupier for the time being of the land of the said William Hodson his heirs or assigns or the William Browne his heirs or assigns or the said Joseph Lucas his heirs or assigns or any part thereof or any building or buildings thereon respectively.

NOTE: No copy of the plan referred to has been filed at the Registry.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 01 June 2026 shows the state of this title plan on 01 June 2026 at 14:40:47. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Wales Office .

HM Land Registry
Official copy of
title plan

Title number **EGL477107**
Ordnance Survey map reference **TQ3087NE**
Scale **1:1250**
Administrative area **Haringey**



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This official copy is incomplete without the preceding notes page.



APPENDIX 3: FREEHOLD TITLE EGL169948

Official copy of the freehold register for 6 to 18 Mount Pleasant Crescent.

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number EGL169948

Edition date 17.03.2022

- This official copy shows the entries on the register of title on 01 JUN 2026 at 14:41:26.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 01 Jun 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Wales Office.

A: Property Register

This register describes the land and estate comprised in the title.

HARINGEY

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 6 to 18 Mount Pleasant Crescent, London (N4 4HP).
- 2 The land tinted pink on the title plan has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 4 May 1978 referred to in the Charges Register.
- 3 The land has the benefit of the rights granted by the Deed dated 8 August 1986 referred to in the Charges Register.
- 4 The Deed dated 8 August 1986 referred to above contains provisions as to light or air and boundary structures.
- 5 (20.12.2004) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 6 (20.12.2004) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 7 (20.12.2004) The land edged and numbered EGL481637 in green on the title plan has the benefit of the rights granted by but is subject to the rights reserved by a Transfer dated 27 September 2004 made between (1) Acorn Homes (North London) Limited and (2) Romy Elizabeth Summerskill.
NOTE: Copy filed under EGL481637.
- 8 (20.04.2005) The land edged and numbered EGL487050 in green on the title plan has the benefit of the rights reserved by but is subject to the rights granted by a Transfer dated 24 March 2004 made between (1) Acorn Homes (North London) Limited and (2) Michelle Brade.
NOTE: Copy filed under EGL487050.
- 9 (28.06.2005) The land edged and numbered EGL489726 in green on the title plan has the benefit of the rights reserved by but is subject to the rights granted by a Transfer dated 27 September 2004 made between (1) Acorn Homes (North London) Limited and (2) Romy Elizabeth Summerskill.

Title number EGL169948

A: Property Register continued

NOTE: Copy filed under EGL489726.

- 10 (28.06.2005) The land edged and numbered EGL489747 in green on the title plan has the benefit of the rights reserved by but is subject to the rights granted by a Transfer dated 27 September 2004 made between (1) Acorn Homes (North London) Limited and (2) Romy Elizabeth Summerskill.

NOTE: Copy filed under EGL489747.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (01.09.2009) PROPRIETOR: AHGR Limited (Co. Regn. No. 04201939) of Nicholson House, Thames Street, Weybridge KT13 8JG and of Real-Asset-Custodian@AHGRgroup.com.
- 2 (01.09.2009) The price stated to have been paid on 21 August 2009 was £32,400.
- 3 (01.09.2009) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (09.10.2018) The proprietor's address for service has been changed.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The land tinted blue on the title plan is subject to the covenants contained or referred to in a Conveyance dated 2 July 1872 and made between (1) Joseph Lucas (2) Richard Hoare (3) Robert Champ and (4) Charles Turner so far as they still subsisting and enforceable and have not been waived by a Deed dated 9 December 1921. Details of the covenants contained in the Conveyance dated 2 July 1872 are set out in the Schedule of restrictive covenants hereto.

NOTE: Copy Deed filed under Z4342A.

- 2 A Transfer of the land tinted pink on the title plan dated 4 May 1978 made between (1) Alan Douglas Potter and (2) Crouch Hill Motor Company Limited contains restrictive covenants.

NOTE: Original filed under NGL329621.

- 3 A Deed dated 8 August 1986 made between (1) Ray Selby Enterprises Limited and (2) Hassan Dilaimi and Rosalind Georgina Dilaimi contains restrictive covenants.

NOTE: Original filed under EGL186769.

- 4 (13.09.2004) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.

The leases grant and reserve easements as therein mentioned.

- 5 (07.12.2010) By a Deed dated 26 November 2010 made between (1) Ahgr Limited and (2) Rebecca Naomi Watson the plan to the lease dated 9 August 2004 of Flat 2, 8 Mount Pleasant Crescent referred to in the schedule of leases hereto was substituted.

NOTE: Copy Deed filed under EGL481977.

Schedule of restrictive covenants

Title number EGL169948

- 1 The following are details of the covenants contained in the Conveyance dated 2 July 1872 referred to in the Charges Register:-
- He the said Charles Turner doth hereby for himself his heirs executors administrators and assigns Covenant with the said Peter Richard Hoare his heirs and assigns and also (as a separate Covenant) with the said Joseph Lucas his heirs and assigns that the the said Charles Turner his heirs or assigns will not erect or suffer to be erected on the lands hereby conveyed and granted or any part thereof so as to front or abut on the Stapleton Hall Road any Shop or Building or Buildings whatsoever to be used for any other purpose whatsoever than a private or professional dwellinghouse or dwellinghouses with the outhouse offices stables and Coachhouses to be occupied therewith And also will not erect or suffer to be erected any hotel tavern public house or Beer house upon any part of the land hereby granted and conveyed And also will not erect or suffer to be erected on the land hereby conveyed or any part thereof so as to front or abut upon the Stapleton Hall Road or Mount Pleasant Road any Building or Buildings whatsoever in the erection of which with the ou thouses offices stables and Coachhouses (if any) thereto less than the sum of £400 shall be expended or erect or build upon any part of the land hereby granted and conveyed so as to front or abut upon the Stapleton Hall Road any erection or building whatsoever except existing buildings and except boundary fences and walls within 15 feet of the line of frontage to the said Stapleton Hall Road And shall not nor will erect or build any erection or building whatsoever on the triangular piece of ground coloured pink and numbered 1 on the said plan in the margin of these presents except a fence wall or other fence within 20 feet of the line of frontage to the Mount Pleasant Road AND ALSO will not carry on or do or suffer to be carried on upon the land hereby conveyed any offensive trade business occupation or thing which shall or may be become or grow to the nuisance damage disturbance or annoyance of the said Peter Richard Hoare his heirs or assigns or the said Joseph Lucas his heirs or assigns or the said William Hodson his heirs or assigns or the said William Prowse his heirs or assigns or to any occupier for the time being of the land of the said William Hodson his heirs or assigns or the William Browse his heirs or assigns or the said Joseph Lucase his heirs or assigns or any part thereof or any building or buildings thereon respectively.

NOTE: No copy of the plan referred to has been filed at the Registry.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	13.09.2004 1 (part of)	Unit 3, 6 Mount Pleasant Crescent (First Floor Flat)	11.08.2004 125 years from 1.1.2003	EGL476323
2	16.09.2004 1 (part of); 2	Unit 4, 6 Mount Pleasant Crescent (First Floor Flat); Parking Space	11.08.2004 125 years from 1.1.2003	EGL476580
3	20.09.2004 1 (Part of) : 7	Unit 1, 6 Mount Pleasant Crescent (GroundFloor Flat) and parking space	27.08.2004 125 years from 1.1.2003	EGL476721
4	28.09.2004 1 (Part of) : 3	Unit 5, Mount Pleasant Crescent (SecondFloor Flat), parking space	10.08.2004 125 years from 1.1.2003	EGL477107
5	08.10.2004 5 (Part of) : 4	Flat 3, 8 Mount Pleasant Crescent (FirstFloor Flat), parking space	12.08.2004 125 years from 1.1.2003	EGL477761
6	08.10.2004 9 (Part of) : 8	Flat 4, 8 Mount Pleasant Crescent (SecondFloor Flat), parking space	20.08.2004 125 years from 1.1.2003	EGL477764
7	08.10.2004 5 (Part of) : 10	Flat 5, 8 Mount Pleasant Crescent (SecondFloor Flat), parking space	20.08.2004 125 years from 1.1.2003	EGL477766

3 of 4

Title number EGL169948

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
8	22.10.2004 1 (Part of) : 11	Flat 6, 6 Mount Pleasant Crescent (Second Floor Flat), parking space	10.08.2004 125 years from 1.1.2003	EGL478611
9	29.10.2004 1 (Part of)	Unit 2, 6 Mount Pleasant Crescent (GroundFloor Flat)	15.09.2004 125 years from 1.1.2003	EGL478933
10	30.11.2004 5 (Part of)	Flat 1, 8 Mount Pleasant Crescent (GroundFloor Flat)	29.10.2004 125 years from 1.1.2003	EGL480631
11	31.12.2004 5 (Part of)	Flat 2, 8 Mount Pleasant Crescent (First Floor Flat)	09.08.2004 125 years from 1.1.2003	EGL481977
	NOTE: See entry in Charges Register relating to Deed dated 26 November 2010.			
12	08.03.2005 5(part of):9(part of):6	Flat 6, 8 Mount Pleasant Crescent (Third Floor Flat), parking space	15.09.2004 125 years from 1.1.2003	EGL485260

End of register



APPENDIX 4: TA6 PROPERTY INFORMATION FORM

Law Society Property Information Form signed by Kate Louise Fahy Rodger.

TA6 Law Society Property Information Form (6th edition) (2025)

1. Property and seller details

For more information and help answering these questions, see [section 1 of the explanatory notes](#)

Address of the property

Flat 5,
6 Mount Pleasant Crescent,
London,

Postcode: N 4 4 H U

UPRN (if known):

Full name(s) of the seller(s)

Kate Louise Fahy Rodger

What is your role in the sale?

- ☐ Seller(s)
☐ Executor(s)/Administrator(s)
☐ Attorney(s)
☐ Trustee(s)

When did you become the owner of, or get authority to sell, the property? (DD/MM/YYYY)

TA6

Law Society TA6 (6th edition)

Page 1 of 21

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Prepared using Movinme Legal Software

Date: DD/MM/YYYY

Details of the seller if a company

Company number:

Director/authorised person:

Country of incorporation:

Seller's solicitor

Name of solicitor's firm:

PCS Legal

Address:

5 The Capricorn Centre, Cranes Farm Road, Basildon, Essex

Postcode:

S S 1 4 3 J A

Contact Name: Lauren Sweeney

Email: Lauren.s@pcslegal.co.uk

Reference number: 00044003

Instructions for sellers

The answers in the TA6 form must be prepared by:

- the owner named on the HM Land Registry title and/or title deeds, or
- any legal representative selling under a power of attorney, trust or grant of probate or representation

All the sellers must prepare the answers and sign the form.

Buyers can rely on the information you give in the TA6 form.

If you give misleading information, the buyer may be able to claim compensation after completion.

If you give incomplete information or fail to answer, this may delay the transaction or cause the buyer to withdraw.

For more information on the form and help answering the questions, read the separate explanatory notes:

www.lawsociety.org.uk/ta6-explanatory-notes

Important things to remember:

- Answer the questions truthfully, completely and as accurately as you can from your own knowledge (or from information held by the owner if you are their representative)

TA6

Law Society TA6 (6th edition)

Page 2 of 21

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- You are not expected to have legal or technical knowledge, but you are expected to have a reasonable basis for the answers that you give
- You might not know what occurred during a previous ownership of the property, but you should include information about anything you do know if relevant to the questions
- Check your answers match the information reasonably available to you
- If you do not know any answer, you must say so. If you are unsure about any of the questions, check the separate explanatory notes or ask your solicitor
- If any information you have given or arrangement you've made is wrong or has changed, inform your solicitor immediately
- Give your solicitor any documents or other papers which relate to the questions in the TA6 form. For example, copies of any planning permissions or building control consents. If any documents are lost or missing, tell your solicitor
- If any information in the TA6 form has been prepopulated, check the information and make sure it is accurate
- Read the definitions below. These explain the meaning of many words and phrases used in the questions

Documents you may need to complete the TA6 form

- Utility bills
- Information about facilities and services
- Planning permissions and building control consents
- A copy of the Land Registry title documents, party wall notices and any other notices or consents
- Competent person certificates
- Any guarantees and warranties
- Information about any works you've carried out and arrangements for parking etc.

Other transaction (TA) forms you may need to complete

If all or any part of the property is held on a lease, you must also complete the Leasehold Information Form (TA7).

The TA7 form has additional questions for leasehold properties.

Contact your solicitor if you think you may need to complete the TA7 form.

You may be asked to complete other forms such as a Fittings and Contents Form (TA10).

Information for buyers

Buyers should tell their solicitor if they receive any other information about the property separately from the TA6 form and they wish to rely on it.

This could be information received in writing or in conversation.

The information could be directly from the seller or through an estate agent, solicitor or online.

Buyers should also:

- ask their solicitor about enquiries and investigations that can be carried out to obtain up-to-date information
- instruct a surveyor to carry out a survey to make sure they are informed about the physical and structural condition of the property

For more information on the questions in the form, read the separate explanatory notes:

www.lawsociety.org.uk/ta6-explanatory-notes

Important things to remember

- The seller will complete the TA6 form to the best of their knowledge
- Sellers can only tell buyers about matters they know. They may not have legal or technical knowledge. For example, they may not understand surveys or other reports. They may not know about matters prior to their ownership of the property
- Even where the seller has guarantees or other documents relating to the condition of the property, the seller is not giving any warranty about it

- The seller's solicitors, its members, partners, employees, consultants or other staff have no liability for the accuracy of the replies given
- Where buyers are getting a mortgage, they should not rely on any inspection or valuation report carried out for the benefit of their lender
- It is not the seller's or buyer's solicitor's responsibility to check the physical state or condition of the property
- Read the definitions below. These explain the meaning of many words and phrases used in the questions

Definitions

'Buyer' means all buyers together where the property is being bought by more than one person.

'Completion' means the stage where:

- the sale price is paid to the seller
- ownership of the property passes to the buyer, and
- the seller hands over the keys

'Consents' means the formal permissions required from any person or body who has a legal right to control what happens to a property. Consents are often related to property developments or alterations.

'Freehold' means the outright ownership of the land and buildings on it.

'Flooding' means any case where land not normally covered by water becomes covered by water.

'Leasehold' means you have a lease of the property for a fixed number of years, with another person owning the freehold or a superior lease.

The lease will usually include obligations and restrictions. The person who owns the freehold or superior lease (the landlord) can enforce them and may require you to pay rent or other sums to them.

If the property is a flat or maisonette, the leasehold may not include the structure or common parts of the building or the land on which it stands.

'Listed building' means a property of special architectural or historic interest that is "listed" in the **National Heritage List for England** or the **National Historic Assets of Wales**.

'Property' includes all buildings and land within its boundaries.

'Sale contract' means the legal contract between the buyer and seller for the purchase/sale of the property.

It is a legal document. Once the contract is exchanged it is legally binding on all parties.

'Seller' means all sellers together where the property is owned by more than one person.

This includes anyone who is acting on their behalf as a personal representative, attorney or trustee, or a company.

'Solicitor' includes, for the purposes of this form, **'conveyancer'** as defined by HM Land Registry Practice Guide 67.

'Title deeds' means the legal documents that prove ownership of land and property. Most title deeds are held electronically by HM Land Registry.

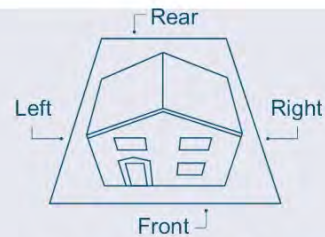
'Title plan' means a diagram that outlines the boundaries of a registered property or land, as recorded by HM Land Registry.

'You' and **'your'** refers to the seller or, where applicable, the personal representatives, attorneys or trustees for the seller.

2. Boundaries

For more information and help answering these questions, see **section 2 of the explanatory notes**.

2.1 Looking towards the property from the road, who owns or accepts responsibility to maintain or repair the boundary features:



- | | | | | |
|-------------------|---------------------------------|------------------------------------|---------------------------------|---|
| (a) on the left? | ☐ Seller | ☐ Neighbour | ☐ Shared | ☒ Not Known |
| (b) on the right? | ☐ Seller | ☐ Neighbour | ☐ Shared | ☒ Not Known |
| (c) at the rear? | ☐ Seller | ☐ Neighbour | ☐ Shared | ☒ Not Known |
| (d) at the front? | ☐ Seller | ☐ Neighbour | ☐ Shared | ☒ Not Known |

2.2 If the boundaries of the property are irregular, indicate ownership by written description or by reference to a plan:

☐ Plan Attached ☐ To Follow

2.3 Are you aware of any boundary feature being moved, any adjacent land being added to the property, or any neighbour taking over or building on any part of your property?

☐ Yes ☒ No

2.4 Does any part of the property or any building on the property overhang or project under the boundary of the neighbouring property or road?

For example, cellars under the pavement, overhanging eaves or covered walkways.

☐ Yes ☒ No ☐ Not Known

2.5 Are you aware of any notice being served or received under the Party Wall etc. Act 1996 in respect of any shared/party walls or boundaries?

☐ Yes ☒ No ☐ Attached ☐ To Follow

3. Disputes and complaints

For more information and help answering these questions, see [section 3 of the explanatory notes](#).

3.1 Are you aware of any disputes or complaints about the property or a property nearby?

☐ Yes ☒ No

3.2 Are you aware of anything that might lead to a dispute about the property or a property nearby?

☐ Yes ☒ No

4. Notices

For more information and help answering these questions, see [section 4 of the explanatory notes](#).

4.1 Are you aware of any notices, communications, negotiations or discussions which affect the property or a property nearby? For example, from or to a neighbour, council or government department.

☐ Yes ☒ No

4.2 Are you aware of any plans or proposals to develop property or land nearby?

☐ Yes ☒ No

4.3 Are you aware of any proposals to make alterations to or change the use of buildings nearby?

☐ Yes ☒ No

5. Alterations

For more information and help answering these questions, see section 5 of the explanatory notes .

5.1 Have any of the following changes been made to the whole or any part of the property (including the garden)?

- | | | |
|---|------------------------------|--|
| (a) replacement windows, roof windows, roof lights, glazed doors since 1 April 2002 | ☐ Yes | ☒ No |
| (b) extension | ☐ Yes | ☒ No |
| (c) conservatory | ☐ Yes | ☒ No |
| (d) loft conversion | ☐ Yes | ☒ No |
| (e) garage conversion | ☐ Yes | ☒ No |
| (f) removal of internal walls | ☐ Yes | ☒ No |
| (g) removal of chimney breast | ☐ Yes | ☒ No |
| (h) insulation | ☐ Yes | ☒ No |
| (i) other building works or changes to the property | ☐ Yes | ☒ No |

Details of gas and electrical works should be given at question 11 and not here.

5.2 If you answered 'yes' to any of the questions in 5.1 (a)–(i):

(a) give details of the work and the date it was carried out, or state not known:

(b) has all this work been completed?

☐ Yes ☐ No

(c) supply copies of the planning permissions, building regulations approvals, completion certificates or competent person certificates for the work if you have them.

☐ Attached ☐ To Follow ☐ Not Available

(d) if any of the work was undertaken during your ownership of the property:

(d)(i) did you get planning permissions, building regulations approvals, completion certificates or competent person certificates when necessary?

☐ Yes ☐ No

(d)(ii) if planning permissions, building regulations approvals, completion certificates or competent person certificates were not required, explain why:

5.3 Is any part of the property used exclusively for non-residential purposes?

☐ Yes ☒ No ☐ Attached ☐ To Follow

5.4 Are you aware of any breaches of planning permission conditions or building regulations consent conditions, unfinished work or work that does not have all necessary consents?

☐ Yes ☒ No

5.5 Are you aware of any planning or building control issues that need to be resolved?

☐ Yes ☒ No

Solar power systems

5.6 Has a solar power system for generating electricity, hot water or heating been installed at the property?

☐ Yes ☒ No

If you answered 'no' to question 5.6, continue to question 5.7 and do not answer questions 5.6 (a)–(h)

(a) Is the system used only to provide hot water or heating and not to generate electricity?

☐ Yes ☐ No

(b) Which year was the system installed? (YYYY)

(c) Do you own the system outright?

☐ Yes ☐ No

(d) Has a long lease of the roof or air space been granted to a solar power system provider? A typical long lease may last 20 to 25 years.

☐ Yes ☐ No

If yes, supply a copy of the lease.

☐ Attached ☐ To Follow

(e) Do you have a maintenance agreement in place for the system?

☐ Yes ☐ No

If yes, supply a copy of the agreement.

☐ Attached ☐ To Follow

(f) Is there a battery for storing solar power?

☐ Yes

☐ No

If yes, provide the make, model and storage capacity in kWh of the battery:

(g) Does the system feed into the National Grid?

☐ Yes

☐ No

If yes:

(g)(i) is there a Feed-in Tariff (FIT) or Smart Export Guarantee (SEG) in place?

☐ Attached ☐ To Follow

If no, continue to question 5.6 (h)

(g)(ii) supply a copy of the agreement.

☐ Attached ☐ To Follow

(g)(iii) provide a copy of the electricity bill showing the credit paid for the generation.

☐ Attached ☐ To Follow

(g)(iv) provide details of the procedure for assigning the benefit of the FIT or SEG agreement on completion of the purchase to the buyer.

☐ Attached ☐ To Follow

(h) Provide a copy of the building regulations completion certificate or compliance certificate (e.g. MCS) for the installation of the system.

☐ Attached ☐ To Follow ☐ Not Available

Listed buildings

5.7 Is the property (or any part of it) listed?

☐ Yes ☒ No ☐ Not Known

Conservation area

5.8 Is the property (or any part of it) in a conservation area?

☐ Yes ☒ No ☐ Not Known

Tree preservation orders

5.9 Are any trees on or overhanging the property subject to a tree preservation order (TPO)?

☐ Yes ☒ No ☐ Not Known

6. Guarantees and warranties

For more information and help answering these questions, see [section 6 of the explanatory notes](#).

6.1 Does the property have any of the following unexpired guarantees or warranties?

If Yes, please supply a copy

(a) new home warranty (e.g. NHBC or similar)

☐ Yes ☒ No
☐ Attached ☐ To Follow

(b) damp proofing

☐ Yes ☒ No
☐ Attached ☐ To Follow

(c) timber treatment

☐ Yes ☒ No
☐ Attached ☐ To Follow

(d) windows, roof lights, roof windows or glazed doors

☐ Yes ☒ No
☐ Attached ☐ To Follow

(e) roofing

☐ Yes ☒ No
☐ Attached ☐ To Follow

(f) boiler or heating systems

☐ Yes ☒ No
☐ Attached ☐ To Follow

(g) underpinning

☐ Yes ☒ No
☐ Attached ☐ To Follow

(h) insulation

☐ Yes ☒ No
☐ Attached ☐ To Follow

(i) other (please state):

☐ Yes ☒ No
☐ Attached ☐ To Follow

6.2 Are you aware of any claims under any of these guarantees or warranties?☐ Yes ☒ No**7. Insurance**

For more information and help answering these questions, see [section 7 of the explanatory notes](#).

7.1 Do you insure the property?

☒ Yes ☐ No

7.2 Are you aware of the property insurance ever being difficult to obtain or subject to special conditions?

☐ Yes ☒ No

7.3 Have you made any buildings insurance claims?

☐ Yes ☒ No

8. Environmental matters

For more information and help answering these questions, see [section 8 of the explanatory notes](#).

Flooding

8.1 Are you aware of the property or any part of it ever being flooded?

☐ Yes ☒ No

If yes, what type of flooding took place?

Ground water	☐ Yes ☐ No
Sewer flooding	☐ Yes ☐ No
Surface water	☐ Yes ☐ No
Coastal flooding	☐ Yes ☐ No
River flooding	☐ Yes ☐ No
Other	☐ Yes ☐ No

8.2 Are you aware of any defences installed at the property to prevent flooding?

☐ Yes ☒ No ☐ Not Known

Radon

8.3 Are you aware of any radon tests that have been carried out on the property?

☐ Yes ☒ No ☐ Not Known

If yes:

(a) supply a copy of the report

☐ Attached

☐ To Follow

(b) was the test result below the 'recommended action level'?

☐ Yes

☐ No

8.4 Were any remedial measures undertaken to reduce radon gas levels in the property? Measures could have been undertaken during construction or while adding an extension.

☐ Yes ☒ No ☐ Not Known

Green Deal

8.5 Have any installations in the property been financed under the Green Deal scheme?

☐ Yes ☒ No ☐ Attached ☐ To Follow

Japanese knotweed

8.6 Is the property affected by Japanese knotweed?

☐ Yes ☒ No ☐ Not Known

If yes, is there a Japanese knotweed management and treatment plan in place?

☐ Yes ☐ No ☐ Not Known

If yes, provide a copy of the plan with any insurance cover linked to the plan.

☐ Attached ☐ To Follow

8.7 Has a Japanese knotweed survey been carried out in relation to the property?

☐ Yes ☐ No ☒ Not Known

If yes, provide a copy of the survey.

☐ Attached ☐ To Follow

9. Rights and informal arrangements

For more information and help answering these questions, see [section 9 of the explanatory notes](#).

Rights and arrangements benefiting the property

9.1 Do you exercise any rights or arrangements over any other properties?

☐ Yes ☒ No

9.2 Have you been asked to contribute towards the cost of the jointly used facilities?

☐ Yes ☒ No ☐ Not applicable

9.3 Are you aware of any disagreement or complaint about any such right or arrangement?

☐ Yes ☒ No ☐ Not Known

Rights and arrangements benefiting other properties

9.4 Do the owners of any other properties exercise any rights or arrangements over the property?

☐ Yes ☒ No

9.5 Have you asked the owner of any other properties to contribute towards the cost of the jointly used facilities?

☐ Yes ☒ No ☐ Not applicable

9.6 Are you aware of any disagreement or complaint about any such right or arrangement?

☐ Yes ☒ No ☐ Not Known

Facilities crossing the property or any other property

9.7 Are you aware of any drains, pipes or wires serving the property that cross any other property?

☐ Yes ☒ No ☐ Not Known

9.8 Are you aware of any drains, pipes or wires leading to any other property that cross the property?

☐ Yes ☒ No ☐ Not Known

9.9 Is there any agreement or arrangement about drains, pipes or wires?

☐ Yes ☒ No ☐ Not Known ☐ Attached ☐ To Follow

10. Parking

For more information and help answering these questions, see [section 10 of the explanatory notes](#).

10.1 What are the parking arrangements at the property?

Private off-road parking

10.2 Is a permit required for on-road parking?

☒ Yes ☐ No

10.3 Does the property have an electric vehicle (EV) charging point?

☐ Yes ☒ No

If yes:

(a) specify the type of EV charger, connector and its location and provide building regulation approvals:

☐ Attached

☐ To Follow

(b) does an EV charging cable have to cross the public pavement?

☐ Yes

☐ No

11. Services

For more information and help answering these questions, see
section 11 of the explanatory notes.

Electrical systems

11.1 Are you aware of any electrical installation works carried out at the property?

☐ Yes ☒ No

11.2 Does the property have any certificates for electrical installation works?

☐ Yes ☒ No

If yes, please supply a copy.

☐ Attached ☐ To Follow

11.3 Does the property have an Electrical Installation Condition Report (EICR)?

☐ Yes ☒ No

If yes, please supply a copy.

☐ Attached ☐ To Follow

Heating systems

11.4 How is the property heated? Tick all that apply:

☐ Mains gas
 ☐ Oil
 ☐ Heat pumps
☐ Liquid gas
 ☐ Electricity
 ☐ Underfloor
☐ Woodburning / multi-fuel stove
 ☐ Other

(a) When was the heating system installed? (DD/MM/YYYY)

Date: ☒ Not known

(b) If there is a boiler (of any kind) when was it installed? (DD/MM/YYYY)

20/08/2023 Date: ☐ Not known

(c) Has there been any replacement to the heating system (other than replacement of a boiler)?

☐ Yes ☒ No ☐ Not known

(d) Supply compliance certificates or documentation for the installation or alteration of each heating system (such as a building regulation completion certificate).

☐ Attached ☐ To Follow ☒ None

(e) Supply a copy of the latest inspection report.

☐ Attached ☐ To Follow ☒ None

(f) Is the boiler and heating system working?

☒ Yes ☐ No ☐ Not known

(g) In what year was the boiler and heating system last serviced or maintained?

20/08/2023 Year: ☐ Not known

Please supply a copy of any service report.

☐ Attached ☐ To Follow

(h) If there is more than one heating system, attach answers to 11.4(a)–(g) separately.

☐ Attached ☐ To Follow

Drains and sewers

11.5 Is the property connected to mains:

(a) foul water drainage?

☐ Yes ☒ No ☐ Not known

(b) surface water drainage?

☐ Yes ☒ No ☐ Not known

11.6 Is sewerage for any part of the property provided by:

(a) a septic tank?

☐ Yes ☒ No

(b) a sewage treatment plant?

☐ Yes ☒ No

If your answer is yes to any question in 11.6 (a) - (c), answer question 11.7 below.

Otherwise continue to [question 12](#).

☐ Yes ☐ No

If your answer is yes to any question in 11.6 (a) - (c), answer question 11.7 below.

Otherwise continue to [question 12](#).

☐ Yes ☐ No

11.7 If yes:

(a) when did the discharge commence? (MM/YYYY)

Month/Year: ☐ Not known

(b) when was the system installed? (MM/YYYY)

Month/Year:

(c) when was the sewerage system last replaced or upgraded? (MM/YYYY)

Month/Year:

(d) if a cesspool, when was the container last emptied? (MM/YYYY)

Month/Year:

(e) if the property is served by a sewage treatment plant, when was the treatment plant last serviced? (MM/YYYY)

Month/Year:

(f) does the sewerage system discharge to the ground or to surface water?

☐ Ground ☐ Surface water

(g) if the sewerage system discharges to the ground, does it have an infiltration system?

☐ Yes ☐ No

(h) is the use of the sewerage system shared with other properties?

☐ Yes ☐ No

(i) is any part of the sewerage system, or the access to it, outside the boundary of the property?

☐ Yes ☐ No

If yes, supply a plan showing the location of the system and how access is obtained.

☐ Attached ☐ To Follow

(j) If you have a permit or documents relating to any of your answers to questions 11.7(a)-(i), supply a copy.

☐ Attached ☐ To Follow ☐ Not applicable

12. Connection to services

For more information and help answering these questions, see [section 12 of the explanatory notes](#).

Mark the 'yes' or 'no' boxes to show which of the following services are connected to the property and give details of any providers:

Mains electricity

☒ Yes ☐ No

Provider's name:

OVO Energy

Location of meter:

shared cupboard in hall

MPAN number:

Mains gas

☐ Yes ☒ No

Provider's name:	
Location of meter:	
MPRN number:	
Mains water	☒ Yes ☐ No
Provider's name:	Thames Water
Location of stopcock:	
Location of meter (if any):	
Mains sewerage	☒ Yes ☐ No
Provider's name:	
Small sewage treatment plant	☐ Yes ☒ No
Provider's name:	
Make/model:	
Service provider's name:	
Shared ground / air source heat pumps	☐ Yes ☒ No
Provider's name:	
Make/model:	
Service provider's name:	
Telephone	☒ Yes ☐ No
Provider's name:	Virgin
Broadband	☒ Yes ☐ No
Provider's name:	Virign
If there are any other services, please give details:	

13. Transaction information

For more information and help answering these questions, see [section 13 of the explanatory notes](#).

13.1 Does this sale depend on you completing the purchase of another property on the same day?

☐ Yes ☒ No

13.2 Do you have any special requirements about a moving date?

☐ Yes ☒ No

Occupiers

13.3 Do you live at the property?

☒ Yes ☐ No

13.4 Does anyone else, aged 17 or over, live at the property?

☒ Yes ☐ No

If yes:

(a) state the full names of any occupiers (other than the sellers) aged 17 or over:

Maria Victoria Coquet Diaz

(b) are any of those occupiers who are aged 17 or over your tenants or lodgers?

☐ Yes ☒ No

13.5 Is the property being sold with vacant possession (empty of all occupiers, rubbish and any contents or fittings not included in the sale)?

☒ Yes ☐ No

13.6 Have all occupiers aged 17 or over agreed to sign the sale contract and to vacate the property on or before completion?

☒ Yes ☐ No

13.7 If the property is not being sold with vacant possession, provide details of all occupiers and copies of their tenancy agreements.

☐ Attached ☐ To Follow

14. Completion

TA6

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Page 19 of 21

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**For more information and help answering these questions, see
section 14 of the explanatory notes .**

14.1 Will the sale price be sufficient to pay off on completion all mortgages and charges secured on the property?

☐ Yes ☐ No ☒ No mortgage

14.2 Will you ensure that before or on completion:

(a) all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds) and that the property will be left in a clean and tidy condition?

☒ Yes ☐ No

(b) if light fittings are removed, the fittings will be replaced with ceiling rose, flex, bulb holder and bulb?

☒ Yes ☐ No

(c) reasonable care will be taken when removing any other fittings or contents?

☒ Yes ☐ No

(d) keys to all windows and doors and details of codes for alarms and any other equipment will be left at the property or with the estate agent?

☒ Yes ☐ No

15. Additional information about your answers

**For more information and help answering these questions, see
section 15 of the explanatory notes .**

15.1 Please supply copies of all consents that have been given under any covenants, estate management schemes or other restrictions affecting the title to the property for all actions you have disclosed in your answers to questions 5 (Alterations), 8.5 (Green Deal), 10.3 (EV charging points) and 11 (Services). Tick all that apply.

☐ Attached ☐ To Follow ☐ Not applicable ☒ Not available

(a) List the consents that are attached or to follow:

(b) List any consents that are not available:

15.2 If there is any further information about any of your answers on this form, provide details below and/or supply additional documents.

☐ Attached ☐ To Follow ☒ Not applicable

Each seller should sign this form to confirm that the information provided is truthful and complete to the best of their knowledge.

Signed: *Kate Louise Fahy Rodger*

Dated: 11/06/2026

Signature for illustration purposes only.



APPENDIX 5: LOCAL AUTHORITY SEARCH

London Borough of Haringey Local Authority Search and planning history.



REGISTER OF LOCAL LAND CHARGES OFFICIAL CERTIFICATE OF SEARCH			
Enquirer:	TM Search Choice Ltd DX: 743360 Swindon 31	Official Number:	2026/06/00012
		Dated	01/06/2026
Enquirer's Reference:	6 Mount Pleasant Crescent		
Requisition for Search:	An official search is required in the register of local land charges kept by the below-named registering authority for subsisting registrations against the land described below.		
Registering Authority:	London Borough of Haringey		
Search Address:	Flat 5 6 Mount Pleasant Crescent London N4 4HU		
Total Fee - £285.60			
Official Certificate of Search			
It is hereby certified that the search requested above reveals no subsisting registrations up to and including the date of this Certificate.			
Planning & Building Standards Environment & Resident Engagement On behalf of London Borough of Haringey			
Date: 02/06/2026			



Law Society CON29 Enquiries of Local Authority (2016)
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Property Address: Flat 5, 6 Mount Pleasant Crescent, London, N4 4HU

1 PLANNING AND BUILDING REGULATIONS

1

1.01 Planning and Building Regulation Decisions and Pending Applications. Which of the following relating to the property have been granted issued or refused or (where applicable) are the subject of pending applications or agreements-

1.01 For copies of planning documents, please contact our Planning Support Team by email to planningsupport@haringey.gov.uk or online: <https://haringey.gov.uk/planning-building-control/planning/planning-applications/current-planning-applications>.

Informative: (1) The reply to 1.1h does not cover other properties in the vicinity of the property.

Informative: (2) As from 1 April 2002 the installation of a replacement window, roof light or roof window or specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under the Fenestration Self-Assessment Scheme by the Glass and Glazing Federation.

Informative: (3) Please note that some Approved Inspectors no longer have insurance cover required to trade. This means that the Initial Notice must be cancelled by either the person carrying out the works (by completing Form 7 under the Approved Inspector regulations) which will cancel the Initial Notice and a new application should be submitted to the Local Authority. When work is 'reverted' to a Local Authority Building Control team this will be revealed as a new type of application and revealed under 1.1e. For further information please contact the Building Control team directly. Alternatively, more information can be found on the following website: <https://www.labc.co.uk/news/approved-inspector-insurance-what-you-need-know>

Informative: (4) Building Regulations are disclosed from 1 April 2002, for information prior to that date contact Building Control directly.

Informative: (5) Where the Regulator is the building control authority for building work, the relevant building control information will be held by the Regulator and not the local authority. As set-out in the regulations, the Regulator and local authority must co-operate with each other in relation to the functions of local authorities under the Local Land Charges Act 1975 where the Regulator is the building control authority for the building work. This will ensure there is a legal duty on the Regulator to share information it holds on building control work to assist local authorities in discharging their function of maintaining their local land charges, including carrying out conveyancing searches for the buying and selling of property.

Informative: (6) If you require a copy of the completion certificate please contact the Approved Inspector or our Building Control Department directly. Inspector contact details can be obtained from the application search facility on the Building Control website: <http://www.haringey.gov.uk/buildingcontrol>, by telephone on 020 8489 5504 or via email to building.control@haringey.gov.uk.

Informative: (7) Building Control cannot provide completion certificates for some types of applications such as pending, no final inspections, cancelled or lapsed applications.

Informative: (8) The local authority may not always be aware of such works and enquiries should also be made of the seller and the seller or developer should be asked to provide evidence of compliance with Building Regulations.

1.01(a) Planning permission

1.01(a)Where applicable, they will be found in the attached history schedule.

1.01(b) a listed building consent

1.01(b)Where applicable, they will be found in the attached history schedule.

1.01(c) a conservation area consent

1.01(c)Where applicable, they will be found in the attached history schedule.

1.01(d) a certificate of lawfulness of existing use or development

1.01(d)Where applicable, they will be found in the attached history schedule.

6th Floor,
River Park House
225 High Road
Wood Green
N22 8HQ

Page 3 of 19
02/06/2026

Search Ref: 2026/06/00012
Enquirer Ref: 6 Mount Pleasant Cres

- 1.01(e) a certificate of lawfulness of proposed use or development
1.01(e) Where applicable, they will be found in the attached history schedule.
- 1.01(f) a certificate of lawfulness of proposed works for listed buildings
1.01(f) Where applicable, they will be found in the attached history schedule.
- 1.01(g) a heritage partnership agreement
1.01(g) Where applicable, they will be found in the attached history schedule.
- 1.01(h) a listed building consent order
1.01(h) Where applicable, they will be found in the attached history schedule.
- 1.01(i) a local listed building consent order
1.01(i) Where applicable, they will be found in the attached history schedule.
- 1.01(j) building regulations approval
1.01(j) Where applicable, they will be found in the attached history schedule.
- 1.01(k) a building regulation completion certificate and
1.01(k) Please see the attached history schedule. Where a completion date is found on a relevant Building Control application, this means the works on site have been completed in accordance with the Building Regulations.
- 1.01(l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?
1.01(l) Where applicable, they will be found in the attached history schedule.
- 1.02 Planning designations and proposals
- 1.02 This reply reflects policies or proposals in any existing development plan and in any formally proposed alteration or replacement plan but does not include policies contained in planning guidance notes
- Please note the North London Boroughs have each adopted the NLWP (North London Waste Plan). The NLWP is now part of each boroughs Development Plan and is a key planning policy document for the determination of planning applications in North London. Further information can be found on the following website: <https://www.nlwp.net/>
- Haringey's Local Plan comprises several documents including Haringey's Strategic Policies (consolidated with alterations since 2017), Development Management DPD, Site Allocations DPD and the Tottenham Area Action Plan. The Local Plan policies form part of the Council's statutory development plan and are a material consideration in determining planning applications. The Local Plan documents establish land use designations which have been listed where relevant to the subject property. For further information please contact the Planning Policy Team at ldf@haringey.gov.uk or by phone on 020 8489 1479.
- 1.02 What designations of land use for the property or the area and what specific proposals for the property are contained in any existing or proposed development plan?
1.02 There are no designations of land use or specific proposals that affect the property at this time.
- 2 ROADS AND PUBLIC RIGHTS OF WAY Roadways footways and footpaths (2.01) Public rights of way (2.02 - 2.05)
2
- 2.01 Which of the roads footways and footpaths named in the application for this search (via boxes B and C) are:
2.01 Informative: (1) A definitive map for London Borough of Haringey is currently being produced. For more information please see our website: <http://www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/public-rights-way>. If a road, footpath or footway is not a highway, there may be no right to use it. The Council cannot express an opinion, without seeing the title plan of the property and carrying out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.
- Informative: (2) If a Highway Extent search is required, this can be requested via email to escs.support@haringey.gov.uk. For further information please go to <https://haringey.gov.uk/planning-building-control/local-land-charges/extent-highways-searches>
- 2.01(a) highways maintainable at public expense
2.01(a) The street, referred to in the cover address, is maintained at public expense. You can find out more information by visiting our webpage: <http://www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/road-care-and-maintenance/private-streets-road-adoption/highways-register>
- 2.01(b) subject to adoption and supported by a bond or bond waiver
2.01(b) None

- 2.01(c) to be made up by a local authority who will reclaim the cost from the frontagers
2.01(c)None
- 2.01(d) to be adopted by a local authority without reclaiming the cost from the frontagers
2.01(d)Not Applicable
- 2.02 Is any public right of way which abuts on or crosses the property shown in a definitive map or revised definitive map?
2.02 No
- 2.03 Are there any pending applications to record a public right of way that abuts or crosses the property on a definitive map or revised definitive map?
2.03 No
- 2.04 Are there any legal orders to stop up after or create a public right of way which abuts or crosses the property not yet implemented or shown on a definitive map?
2.04 No
- 2.05 If so please attach a plan showing the approximate route.
2.05 Not Applicable
- 3 OTHER MATTERS Apart from matters entered on the registers of local land charges do any of the following matters apply to the property? If so how can copies of relevant documentation be obtained?
3 With reference to questions 3.1 to 3.15, any relevant matters will also be included in the Land Charges Register.
- 3.01 Land required for Public Purposes Is the property included in land required for public purposes?
3.01 No
- 3.02 Land to be acquired for Road Works Is the property included in land to be acquired for road works?
3.02 No
- 3.03 Drainage matters
3.03 Enquiries about drainage should also be made of the local sewerage undertaker Thames Water.
- 3.03(a) Is the property served by a sustainable urban drainage system (SuDS)?
3.03(a)No
- 3.03(b) Are there SuDS features within the boundary of the property if yes is the owner responsible for maintenance?
3.03(b)There is no SuDs features within the boundary of this property.
- 3.03(c) If the property benefits from a SuDS for which there is a charge who bills the property for the surface water drainage charge?
3.03(c)Please make enquiries of the relevant water companies, management companies or private commercial companies.
- 3.04 Nearby Road Schemes Is the property (or will it be) within 200 metres of any of the following :-
3.04 A mini roundabout is a roundabout having a one-way circulatory carriageway around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches.
- 3.04(a) the centre line of a new trunk road or special road specified in any order draft order or scheme
3.04(a)No
- 3.04(b) The centre line of a proposed alteration or improvement to an existing road notified to the Council by the appropriate Secretary of State involving the construction of a subway underpass flyover footbridge elevated road or dual carriageway (whether or not within existing highway limits) ; or
3.04(b)No
- 3.04(c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving (i) construction of a roundabout (other than a mini roundabout); or (ii) widening by construction of one or more additional traffic lanes;
3.04(c)No
- 3.04(d) the outer limits of (i) construction of a new road to be built by a local authority; (ii) an approved alteration or improvement to an existing road involving construction of a subway underpass flyover footbridge elevated road or dual carriageway; or (iii) construction a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes;
3.04(d)No
- 3.04(e) the centre line of the proposed route of a new road under proposals published for public consultation; or
3.04(e)No
- 3.04(f) the outer limits of (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway underpass flyover footbridge elevated road or dual carriageway; (ii) construction a roundabout (other than a mini roundabout); or (iii) widening by construction of one or more additional traffic lanes under proposals published for public consultation?
3.04(f) No

- 3.05 Nearby railway schemes
- 3.05 If this property sits near to the local authority boundary, enquirers are therefore advised to seek further information from the neighbouring local authority.
- 3.05(a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway tramway light railway or monorail?
- 3.05(a) The Secretary of State for Transport gave Safeguarding Directions on 24 March 2015 in relation to the proposed route alignment of Crossrail 2 between Stoke Newington and Tottenham Hale. To see whether the property is within 200 metres of the proposed centre line, please make your own enquiries. The plans annexed to the Directions are at: <http://crossrail2.co.uk/areas-safeguarded/>.
- 3.05(b) Are there any proposals for a railway tramway light railway or monorail within the Local Authority's boundary?
- 3.05(b) There are currently no proposals at this time.
- 3.06 Traffic Schemes Has a local authority approved but not yet implemented any of the following for the roads footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property?
- 3.06 In some circumstances, road closures can be obtained by third parties from magistrate's courts, or can be made by the Secretary of State for Transport without involving the local authority.
- This enquiry is designed to reveal matters that are yet to be implemented and/or could not be ascertained by a visual inspection. Schemes that have, or are currently being implemented will not be referred to in answer to this enquiry.
- If this property sits near to the local authority boundary, enquirers are therefore advised to seek further information from the neighbouring local authority.
- The Local Authority is rolling out a programme of school streets to transform roads outside schools so that pedestrians and cyclists are prioritised at school start and finish times. For further details please see our website <https://haringey.gov.uk/streets-roads-travel/travel-smarter-travel/school-streets> or via email schoolstreets@haringey.gov.uk
- 3.06(a) Permanent stopping up or diversion
- 3.06(a) None
- 3.06(b) Waiting or loading restrictions
- 3.06(b) None
- 3.06(c) One-way driving
- 3.06(c) None
- 3.06(d) Prohibition of driving
- 3.06(d) None
- 3.06(e) Pedestrianisation
- 3.06(e) None
- 3.06(f) Vehicle width or weight restriction
- 3.06(f) None
- 3.06(g) Traffic calming works e.g. road humps
- 3.06(g) None
- 3.06(h) Residents parking controls
- 3.06(h) None
- 3.06(i) Minor road widening or improvement
- 3.06(i) None
- 3.06(j) Pedestrian crossings
- 3.06(j) None
- 3.06(k) Cycle tracks
- 3.06(k) None
- 3.06(l) Bridge building
- 3.06(l) None
- 3.07 Outstanding notices Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this form?
- 3.07 Please note that Building Regulations information is being disclosed from 1 April 2002 onwards. For information prior to that date, please make a direct application to the Planning & Building Control Enquiry Line on 020-8489 5504.

- 3.07(a) building works
3.07(a)Where applicable, they will be found in the attached history schedule.
- 3.07(b) environment
3.07(b)No
- 3.07(c) health and safety
3.07(c)No
- 3.07(d) housing
3.07(d)No
- 3.07(e) highways
3.07(e)No
- 3.07(f) public health
3.07(f) No
- 3.07(g) flood and coastal erosion risk management
3.07(g)This property is currently not within an area of risk. However, you can contact the Environmental Protection Agency for further information on 0345 988 1188 or look online at <https://www.gov.uk/check-if-youre-at-risk-of-flooding>.
- 3.08 Contravention of Building Regulations Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations?
3.08 Where applicable, they will be found in the attached history schedule.
- 3.09 Notices Orders Directions and Proceedings under Planning Acts Do any of the following subsist in relation to the property or has a local authority decided to issue serve make or commence any of the following:-
3.09 The Historic Buildings and Monuments Commission (English Heritage) also had the power to issue building preservation notices for listed buildings in London Boroughs. Further information can be found online at <https://historicengland.org.uk/>
- Please note that any building or structure within the curtilage of a listed building that pre-dates 1948 may be considered part of the listing of the principal building, and therefore subject to the same protection. It may be a criminal offence to carry out works to a building in the curtilage of a listed building without listed building consent. The criteria for determining whether a building is curtilage listed is complex and also relates to physical layout, function and ownership historically and at the time of listing. If you are in any doubt about this matter in relation to the property prior to purchase please contact the Haringey Planning Department via email to: planningdto@haringey.gov.uk
- 3.09(a) an Enforcement Notice
3.09(a)No
- 3.09(b) a stop notice
3.09(b)No
- 3.09(c) a listed building enforcement notice
3.09(c)No
- 3.09(d) a breach of condition notice
3.09(d)No
- 3.09(e) a planning contravention notice
3.09(e)No
- 3.09(f) another notice relating to breach of planning control
3.09(f) No
- 3.09(g) a listed building repairs notice
3.09(g)No
- 3.09(h) in the case of a listed building deliberately allowed to fall into disrepair a compulsory purchase order with a direction for minimum compensation;
3.09(h)No
- 3.09(i) a building preservation notice
3.09(i) No
- 3.09(j) a direction restricting permitted development
3.09(j) No
- 3.09(k) an order revoking or modifying a planning permission or discontinuing an existing planning use
3.09(k)No

- 3.09(l) an order requiring discontinuance of use or alterations or removal of building or works;
3.09(l) No
- 3.09(m) tree preservation order; or
3.09(m) No
- 3.09(n) proceedings to enforce a planning agreement or planning contribution
3.09(n) No
- 3.1 Community Infrastructure Levy (CIL)
3.1 The Mayor of London's CIL Charging Schedule was approved on the 29th February 2012 and implemented on the 1st April 2012. Haringey's CIL rate is £35 per sqm. For any further information please contact the CIL Officer by email at CIL@haringey.gov.uk.
- 3.10(a) Is there a CIL charge schedule?
3.10(a) Haringey's CIL Charging Schedule was adopted on the 21st July 2014 and implemented on the 1st November 2014.
- For further information please see our website:
<http://www.haringey.gov.uk/planning-and-building-control/planning/planning-applications/pre-application-guidance/community-infrastructure-levy-cil> or email CIL@haringey.gov.uk.
- The relevant CIL information can also be found by searching the planning applications contained in the Planning History Schedule (where applicable), on the following website:
https://publicregister.haringey.gov.uk/pr/s/register-view?c__r=Arcus_BE_Public_Register.
- This information is also revealed under 'Financial Charges' of the Local Land Charges Register.
- 3.10(b) If yes do any of the following subsist in relation to the property or has a local authority decided to issue serve make or commence any of the following:- i) a liability notice? ii) a notice of chargeable development? iii) a demand notice? iv) a default liability notice? v) an assumption notice? (vi) a commencement notice?
3.10(b) No
- 3.10(c) Has any demand notice been suspended?
3.10(c) No
- 3.10(d) Has the local authority received full or part payment of any CIL liability?
3.10(d) No
- 3.10(e) Has the local authority received any appeal against any of the above?
3.10(e) No
- 3.10(f) Has a decision been taken to apply for a liability order?
3.10(f) No
- 3.10(g) Has a liability order been granted?
3.10(g) No
- 3.10(h) Have any other enforcement measures been taken?
3.10(h) No
- 3.11 Conservation area Do the following apply in relation to the property?
3.11 All Conservation Areas are revealed in the Local Land Charges Register. Please note any relevant Conservation Areas are revealed under question 1.02.
- 3.11(a) the making of the area a Conservation Area before 31 August 1974; or
3.11(a) None
- 3.11(b) an unimplemented resolution to designate the area a Conservation Area?
3.11(b) No
- 3.12 Compulsory Purchase Has any enforceable order or decision been made to compulsorily purchase or acquire the property?
3.12 Where applicable, please refer to the Land Charges schedule which can be conducted via HMLR.
- 3.13 Contaminated land Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is such a condition that harm or pollution of controlled waters might be caused on the property)?
3.13 A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination, or from the risk of it, and the reply may not disclose steps taken by another local authority in whose area adjacent or adjoining land is situated.
- 3.13(a) a contaminated land notice;
3.13(a) No

- 3.13(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990:- (i) a decision to make an entry; or (ii) an entry; or
 3.13(b) If there is a positive answer in 3.13(a) please contact Carbon Management on 020 8489 1335 or via email: Pollution@haringey.gov.uk.

They will advise if a notice will be required. Please note that producing this is a chargeable function and outside the scope of the CON29R.

- 3.13(c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice?
 3.13(c) No

- 3.14 Radon Gas Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England or Public Health Wales?
 3.14 No.

For further information please contact Health Protection Agency, Central Office, 7th Floor Holborn Gate, 330 High Holborn, London, WC1V 7PP. Tel: 020 7759 2700/2701.

- 3.15 Assets of Community Value

3.15 Assets of Community Value are revealed as Land Charges and will not be revealed to in answer to this enquiry.

- 3.15(a) Has the property been nominated as an asset of community value? If so:- (i) Is it listed as an asset of community value? (ii) Was it excluded and placed on the 'nominated but not listed' list? (iii) Has the listing expired? (iv) Is the Local Authority reviewing or proposing to review the listing? (v) Are there any subsisting appeals against the listing?

3.15(a) Where applicable, please refer to the Land Charges schedule which can be conducted via HMLR.

- 3.15(b) If the property is listed: (i) Has the local authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property? (ii) Has the Local Authority received a notice of disposal? (iii) Has any community interest group requested to be treated as a bidder?

3.15(b) Where applicable, please refer to the Land Charges schedule which can be conducted via HMLR.

PLANNING HISTORY SCHEDULE

Application Number	1763/6-10/1
Development Location	6, 8 & 10 Mount Pleasant Crescent Hornsey London N4 4HP
Development Description	Use of 6, 8 and 10 for the storage of builders materials.
Decision Date	07/02/1948
Decision	Conditional consent
Application Number	1763/6-10/2
Development Location	6, 8 & 10 Mount Pleasant Crescent Hornsey London N4 4HP
Development Description	Continued use for the storage of builders materials.
Decision Date	22/06/1949
Decision	Conditional consent

Application Number	13191
Development Location	
Development Description	Reconstruction of garage premises with new vehicular access.
Decision Date	01/05/1950
Decision	Consent

Application Number	13395
Development Location	
Development Description	Revised plan for the reconstruction of petrol filling station and motor repair shop
Decision Date	03/11/1950
Decision	Conditional consent

Application Number	13914/2
Development Location	
Development Description	Erection of illuminated overhanging sign
Decision Date	23/05/1952
Decision	Refused

Application Number	16762
Development Location	
Development Description	Part reconstruction of garage premises to provide two storey motor showrooms offices etc.
Decision Date	28/05/1959
Decision	Consent

Application Number	18181
Development Location	
Development Description	Addition to garage building in course of erection.
Decision Date	26/07/1961
Decision	Conditional consent

Application Number	18421/1
Development Location	
Development Description	Extension of garage premises car lift.
Decision Date	08/01/1962
Decision	Conditional consent

Application Number	18830/3
Development Location	
Development Description	Display of illuminated name sign.
Decision Date	25/07/1962
Decision	Conditional consent

Application Number	1763/6-10/3
Development Location	6, 8 & 10 Mount Pleasant Crescent Hornsey London N4 4HP
Development Description	Erection of a four storey office block
Decision Date	15/05/1964
Decision	Refused

Application Number	20541/1
Development Location	
Development Description	Part rebuilding and extension of garage premises
Decision Date	28/09/1964
Decision	Refused

Application Number	20666/2
Development Location	
Development Description	Revised plan of part rebuilding and first floor addition to garage premises
Decision Date	05/01/1965
Decision	Refused

Application Number	20756
Development Location	
Development Description	Roofing over open yard in front of garages
Decision Date	19/02/1965
Decision	Consent

Application Number	21040/2
Development Location	
Development Description	Roofing over open yard in front of garages
Decision Date	29/03/1965
Decision	Conditional consent

Application Number	1763/14-16/8
Development Location	
Development Description	Installation of spray booth
Decision Date	08/12/1967
Decision	Refused

Application Number	1763/14-16/9
Development Location	
Development Description	Installation of spray booth
Decision Date	26/02/1968
Decision	Conditional consent

Application Number	1763/14-16/6
Development Location	
Development Description	Continuation of use of spray booth
Decision Date	08/04/1969
Decision	Conditional consent

Application Number	18954
Development Location	
Development Description	Conversion into three self contained dwellings
Decision Date	20/09/1978
Decision	Conditional consent

Application Number	1763/6-10/4
Development Location	6, 8 & 10 MOUNT PLEASANT CRESCENT N4
Development Description	Redevelopment to provide ground and three storey building, ground floor shop, first floor office and second and other floor three bed maisonette.
Decision Date	16/06/1983
Decision	Unknown

Application Number	34007
Development Location	
Development Description	Erection of extension to provide new second floor for spare parts, storage and administration and extension to existing workshop and body repair shop
Decision Date	06/07/1987
Decision	Conditional consent

Application Number	38825
Development Location	
Development Description	Change of use from car sales and repairs to builders' merchants for trade & retail
Decision Date	22/02/1989
Decision	Application withdrawn

Application Number	40280
Development Location	
Development Description	Change of use to builders' merchants for trade & retail
Decision Date	29/07/1989
Decision	Application withdrawn

Application Number	43142
Development Location	
Development Description	Detail pursuant to planning permission HGY/38677 dated 3 July 1989
Decision Date	10/02/1991
Decision	Consent

Application Number	40385/1
Development Location	
Development Description	Change of use from car showroom, storage, workshop & offices to trade plant hire outlet, storage & workshop
Decision Date	20/07/1992
Decision	Application withdrawn

Application Number	42327
Development Location	
Development Description	Erection of security fence to forecourt.
Decision Date	20/07/1992
Decision	Application withdrawn

Application Number	40385
Development Location	
Development Description	Change of use from car showroom, storage, workshop and offices to trade plant hire outlet, storage and workshop.
Decision Date	20/07/1992
Decision	Application withdrawn

Application Number	42336
Development Location	
Development Description	Erection of security fence to forecourt
Decision Date	20/07/1992
Decision	Application withdrawn

Application Number	2001/1699
Development Location	6 to 20 Mount Pleasant Crescent Hornsey London N4 4HP
Development Description	Redevelopment of site by the erection of 3/4 storey building fronting Mount Pleasant Crescent, comprising six live/work units on ground floor plus three x 2 storey, three bed houses and seven x one bed and two x two bed flats. Erection of one x one bed, one x two bed, two storey houses to rear of site. Formation of nine car parking spaces plus associated landscaping.
Decision Date	13/09/2002
Decision	Conditional consent

Application Number	2002/0694
Development Location	6 to 20 Mount Pleasant Crescent Hornsey London N4 4HP
Development Description	Redevelopment of site to provide 13 self contained units and 6 live/work units and provision of 19 car parking spaces together with provision of 5 spaces for bicycles and motor bike spaces (revised scheme).
Decision Date	09/01/2003
Decision	Withdrawn

Application Number	2002/1560
Development Location	6 to 20 Mount Pleasant Crescent Hornsey London N4 4HP
Development Description	Details pursuant to Condition 11 requiring details of routing for construction traffic
Decision Date	06/02/2003
Decision	Refused

Application Number	2002/1838
Development Location	6 to 20 Mount Pleasant Crescent Hornsey London N4 4HP
Development Description	Approval of details of height of boundary wall pursuant to Condition 8 of planning permission HGY/2001/1699
Decision Date	06/02/2003
Decision	Approved

Application Number	2003/0515
Development Location	6 to 20 Mount Pleasant Crescent Hornsey London N4 4HP
Development Description	Approval of details pursuant to condition 11 (routing of construction traffic) attached to planning permission HGY/2002/1560.
Decision	Granted
Application Number	2003/0511
Development Location	8 to 20 Mount Pleasant Crescent Hornsey London N4 4HP
Development Description	Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2002/1699.
Decision	Granted
Application Number	2004/1439
Development Location	6 - 18 Mount Pleasant Crescent Hornsey London N4 4HP
Development Description	Approval of details pursuant to condition 15 (automatic and locking security gates) attached to planning permission HGY/2001/1699.
Decision Date	07/09/2004
Decision	Conditional consent
Application Number	HGY/2015/1646
Development Location	6 MOUNT PLEASANT CRESCENT LONDON N4 4HP
Development Description	Use of property as residential unit
Decision Date	24/07/2015
Decision	Refuse planning permission
Application Number	HGY/2015/2262
Development Location	FLAT 6 6 MOUNT PLEASANT CRESCENT LONDON N4 4HU
Development Description	Use of property as residential unit
Decision Date	07/08/2015
Decision	Grant Permission

Building Control Applications

Where applications start with the prefix "IN" the seller or developer should be asked to provide evidence of compliance with Building Regulations

Application Number	Development Description	Site Address
FP/0006/6727/ A	Erection of 4 houses 6 flats & 6 live/work units	6 - 18 Mount Pleasant Crescent London N4
Decision Date	Completion Date	
06-October-2005	06-October-2005	

Standard Information/Disclaimer

Addendum

FURTHER INFORMATION AND DEPARTMENT CONTACT DETAILS:

Additional fees may be applicable for further research and copy decisions or completion certificates. Please contact the individual departments for further advice and assistance.

PLANNING & PLANNING ENFORCEMENT:
<https://haringey.gov.uk/planning-building-control/planning>
 Email: Planning.customercares@Haringey.gov.uk
 Email: Planning.enforcement@Haringey.gov.uk

PLANNING POLICY:
<https://haringey.gov.uk/planning-building-control/planning/planning-policy>
 Email: Planning.Policy@haringey.gov.uk

BUILDING CONTROL:
<https://haringey.gov.uk/planning-building-control/building-control>
 Email: Building.control@Haringey.gov.uk

TRAFFIC & ROAD SCHEMES:
<https://haringey.gov.uk/streets-roads-travel>
 Email: tmo@haringey.gov.uk

HIGHWAYS:
<https://haringey.gov.uk/streets-roads-travel/road-maintenance-improvements/check-who-maintains-a-street>
 Email: ESCS.Support@haringey.gov.uk

ENVIRONMENTAL HEALTH:
<https://haringey.gov.uk/environment>
 Email: privatesectorhousingteamenquiries@haringey.gov.uk

TRANSPORT & TRAVEL:
<https://haringey.gov.uk/streets-roads-travel/travel>
 Email: smarter.travel@haringey.gov.uk

This search report has been completed by the Council using local authority records. These records are held by the London Borough of Haringey Council. The records searched are original records held by the Council.

The London Borough of Haringey is liable for the following:

Any negligent or incorrect entry in the records searched to prepare the search report.

Any negligent or incorrect interpretation of the records searched.

Any negligent or incorrect recording of that interpretation in the search report.

This search report has been prepared by the London Borough of Haringey with reasonable care and skill using local authority records. It has been prepared on terms enabling the provisions of the contract under which the search report is prepared to be enforced in relation to the terms given below, by the seller, a potential or actual buyer, or a mortgage lender in respect of the property interest. These terms can be enforced by such persons in their own right, whether or not they are a party to such a contract.

This search report is prepared on terms ensuring that any liability of any type arising under third party contractual rights is subject to a contract of insurance against such risk effected by, and to be carried out by persons so authorised for the purposes of the Financial Services and Markets Act 2000. The search report is prepared on terms whereby any liability for financial loss arising under third party contractual rights will be met by financial compensation to be paid by a person or body (other than the seller, a potential or actual buyer, or a mortgage lender in respect of the property interest) who is a party to the contract of insurance or another person involved in the sale of the property. If the person or body party to the contract of insurance or another person involved in the sale of the property fails to pay financial compensation or no longer exists and has no successor, then the financial compensation is paid by the seller, a potential or actual buyer, or a mortgage lender in respect of the property interest.

The London Borough of Haringey is liable to make payments for financial compensation or financial loss under the circumstances described in paragraphs 4(g), 4(h), 7(b) and 7(c) of Schedule 7 of the Home Information Pack Regulations 2007.

In the event of a complaint regarding this search result, please contact Local Land Charges, London Borough of Haringey, Alexandra House, 10 Station Road, London N22 7TR DX 35651. Telephone 020 8489 0000. Email land.charges@haringey.gov.uk

Full details of the London Borough of Haringey Council's complaints procedure can be viewed on the Council's website at <http://www.haringey.gov.uk>

Search Fee Invoice

Search Reference:	2026/06/00012	LLC1 Amount:	£0.00
Local Authority Name:	London Borough of Haringey	CON29 Part 1 Amount:	£0.00
Local Authority Address:	Floor 5, Alexandra House, 10 Station Road, Wood Green, N22 7TR	CON29 Part 1 VAT Amount:	£0.00
		CON29 Part 2 Amount:	£238.00
Enquirer Reference:	6 Mount Pleasant Crescent	CON29 Part 2 VAT Amount:	£47.60
Enquirer:	TM Search Choice Ltd DX: 743360 Swindon 31		
Totals:			£285.60
VAT Number:			220754391
VAT Rate:			20%



APPENDIX 6: SIGNED STATEMENT – RORY MOXOM

Signed statement confirming continued purely residential use following completion on 28 August 2026.

**Mr Rory Moxom
Flat 5
6 Mount Pleasant Crescent
London
N4 4HU**

2nd October 2026

I can confirm that since my completion of the purchase of Flat 5, 6 Mount Pleasant Crescent, London N4 4HU on the 28th August 2026, I have continued to use the flat purely for residential use.

Rory Moxom

