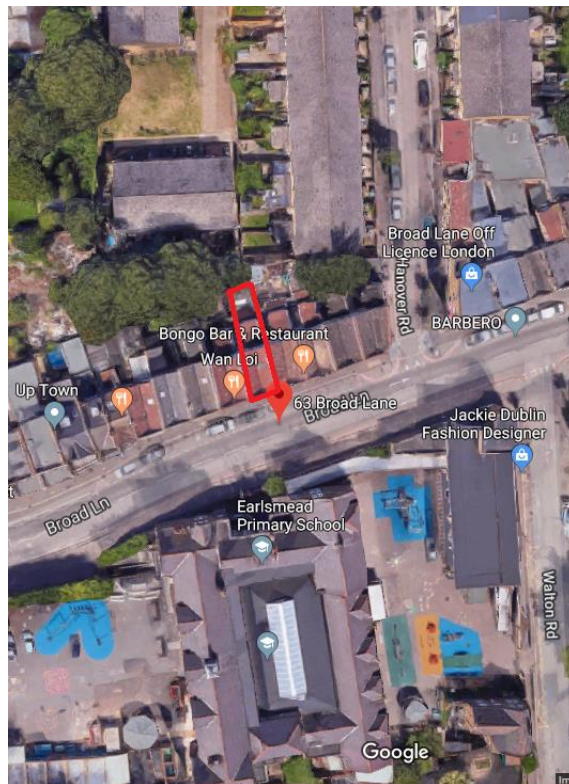


Planning Statement

The proposal is for Certificate of lawfulness for existing use of 2 self-contained flats, 1x2 bedroom flat on the first floor and 1x1 bedroom flat on the second floor.



At:

63 Broad Lane, N15 4DJ

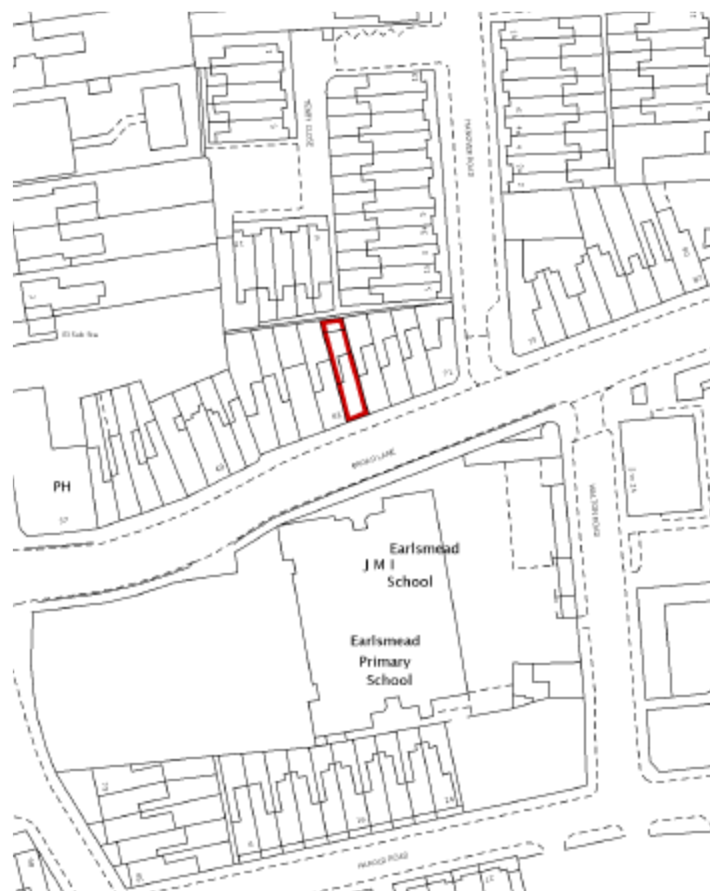
Introduction:

This application seeks to establish the lawful use of the 2 flats addressed at 63 Broad Lane N15 4DJ. The following statements have been prepared to support the application in obtaining the certificate of lawfulness of the existing use of 2 self-contained flats for over 10 years.

The current state of the flats it is excellent with outstanding materials, please see P101 with existing pictures. All spaces are provided with head detectors and all elements to keep a high standard living space on them.

Site location:

The property is located within Haringey Borough, South Tottenham. The application site area is made of several mixed use commercial on the ground floors and residential units on the top floors.



EVIDENCE AND SUPPORTING DOCUMENTS

The first and second floor has been using as of 2 self-contained flats for the past 10 years. Confirmation has been submitted with this statement confirms the existing use of 2 self-contained flats been used as a flats since 2007.

Further to clarify written evidence has been provided by landlord Mr Azid Sohoie (Director of Ellis & Co Estate Agent) stating that the property has been operating as 2 separate flats for the past 10 years. Additionally, further evidences has been submitted with this planning statement by Tenancy Agreements, Council Tax, Thames Water documents as a proof (Appendixes)

Conclusion

To conclude, it is considered based on the supporting evidences provided that the property has been used as 2 separate flats for more than 10 years. With all evidence provided we respectfully ask that the lawfulness certificate is issued

Appendix 1: 63A Tenancy Agreement 2009

Appendix 2: 63A Tenancy Agreement 2012

Appendix 3: 63B Tenancy Agreement 2008

Appendix 4: 63B Tenancy Agreement 2012

Appendix 5: Council Tax Band - Flat 1 from 2004

Appendix 6: Council Tax Band Flat 2 from 2004

Appendix 7: Ellis & Co Estate Agent Evidence

Appendix 8: Thames Water Second Floor 2014