

95 PINNER ROAD, NORTHWOOD, MIDDLESEX, HA6 1QN:

**RE: SCHEDULE OF SUPPORTING DOCUMENTS IN RESPECT OF CERTIFICATE OF
LAWFULNESS APPLICATION FOR AN EXISTING USE COMPRISING CONVERSION OF
PROPERTY INTO FOUR FLATS::**

GENERAL:

CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE COMPLETED APPLICATION FORM.

CIL FORM.

DESIGN & ACCESS STATEMENT.

DRAWING NUMBERS SH/1 & SH/4.

SUPPORTING LETTER FROM MR BHATTI OF 93 PINNER ROAD DATED 25/5/23.

**SWORN LEGAL LETTER FROM MR GANESHAMOORTHY OF 2 NEWWAY ROAD DATED
22/5/23.**

SWORN LEGAL LETTER FROM MR RAJARAM OF 69 ROSEBANK AVENUE DATED 28/5/23.

AST ENCOMPASSING THE FOUR FLATS DATED 1/9/20.

AST ENCOMPASSING THE FOUR FLATS DATED 1/3/22.

GROUND FLOOR FLAT 1A:

EPC DATED 28/1/19

AST DATED 1/7/19

AST DATED 1/8/17

AST DATED 1/1/18

ELECTRICITY CERTIFICATE DATED 31/3/19

GAS CERTIFICATE DATED 12/3/20

GAS CERTIFICATE DATED 10/3/21

GAS CERTIFICATE DATED 23/5/22

COUNCIL TAX PAYMENT 11/3/19

COUNCIL TAX PAYMENT DATED 18/2/20

GROUND FLOOR FLAT 2B:

EPC DATED 31/1/19

AST DATED 1/12/7

ELECTRICITY CERTIFICATE DATED 31/3/19

GAS CERTIFICATE DATED 11/5/19

GAS CERTIFICATE DATED 12/3/20

GAS CERTIFICATE DATED 10/3/21

GAS CERTIFICATE DATED 9/5/22

COUNCIL TAX PAYMENT 29/10/18

COUNCIL TAX PAYMENT 26/4/19

COUNCIL TAX PAYMENT 2/9/20

COUNCIL TAX LETTER 15/6/18

COUNCIL TAX LETTER 5/10/18

COUNCIL TAX LETTER 8/2/19

FIRST FLOOR FLAT 3C:

EPC DATED 31/1/19

AST DATED 20/11/17

AST DATED 28/1/19

ELECTRICITY CERTIFICATE DATED 31/3/19

GAS CERTIFICATE DATED 23/1/19

GAS CERTIFICATE DATED 12/3/20

GAS CERTIFICATE DATED 10/5/21

GAS CERTIFICATE DATED 25/5/22

COUNCIL TAX PAYMENT 29/10/18

COUNCIL TAX PAYMENT 14/1/19

COUNCIL TAX LETTER 11/11/22

SECOND FLOOR (TOP FLOOR) FLAT 4D:

EPC 31/19

AST DATED 1/2/17

AST DATED 27/11/17

AST DATED 1/2/18

AST DATED 10/7/19

ELECTRICITY CERTIFICATE 31/3/19

GAS CERTIFICATE 251/19

GAS CERTIFICATE 29/2/20

GAS CERTIFICATE 9/5/22

COUNCIL TAX PAYMENT 18/7/20

COUNCIL TAX Letter 6/9/19

COUNCIL TAX LETTER 15/11/22

GENERAL:

THE CLIENT STATES THAT HE WAS NOT AWARE OF THE REQUIREMENT TO OBTAIN EPC'S ON EACH FLAT HENCE THEY WERE NOT OBTAINED UNTIL 2019.

THE CLIENT STATES THAT THE ELECTRICITY AND WATER HE PAYS FOR DIRECTLY AND IN TURN CHARGES EACH TENANT. UNFORTUNATELY, HE HAS NO PAPERWORK IN RESPECT OF THIS.

IT WILL BE NOTED THAT NOT ALL THE DOCUMENTATION FROM 2017 ARE ENCLOSED AND THE CLIENT STATES THAT HE HAS SEARCHED FOR THE MISSING PAPERWORK BUT CANNOT LOCATE THEM.

ARCHITECT/AGENT SUMMARY:

WHILST IT IS APPRECIATED THAT NOT ALL OF THE PAPERWORK FROM 2017 UP UNTIL 2023 IS NOT AVAILABLE, IT IS CONSIDERED NEVERTHELESS THAT THERE IS ENOUGH PAPERWORK TO SHOW THAT THE FOUR FLATS HAVE EXISTED SINCE 2017, PARTICULARLY WHEN TAKING INTO CONSIDERATION THE THREE LETTERS CONFIRMING THE EXISTENCE OF THE FOUR FLATS, AND THEREFORE A CERTIFICATE OF LAWFULNESS SHOULD BE GRANTED.

A handwritten signature in black ink, appearing to read "Stuart A. Greenberg", with a horizontal line drawn underneath the name.

STUART A GREENBERG
