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Planning & Development  
London Borough of Brent  
Brent Civic Centre  
Engineers Way  
Wembley  
Middlesex HA9 0FJ

13 July 2021

Our Ref: SB/jb/2021/10

Dear Sir,

**CERTIFICATE OF LAWFULNESS APPLICATION FOR THE CREATION AND CONTINUED USE OF 1C HAWTHORN ROAD, WILLESDEN, LONDON NW10 2NE AS A ONE BEDROOM RESIDENTIAL FLAT.**

On behalf of my client – Mrs Gilda Aslan - I attach the following documentation comprising a Certificate of Lawfulness application for the creation and continued use of 1C Hawthorn Road, Willesden, London NW10 2NE as a one bedroom residential flat:

- Completed Application Form.
- Site Location Plan at scale 1:1250 at A4.
- The original layout plan of no.195A High Road, Willesden, London NW10 2SB (drawing no.21-0906-01) to a scale of 1:100 at A4.
- The existing layout plan of no. 195A High Road and 1C Hawthorn Road, Willesden NW10 2NE (drawing no.21-0906-02) to a scale of 1:100 at A4.
- Photographs of flats 1C Hawthorn Road and 195A High Road
- Tenancy Agreement with Mr David Rouira dated 5 May 2012.
- Copies of correspondence between applicant's solicitor and LB of Brent Council Tax which attests to the fact that 1C Hawthorn Road was tenanted from 14 May 2014 to 14 June 2019.
- Tenancy Agreement dated 23 July 2019 together with Council Tax Bill dated 9 August 2019 and other documents proving occupancy by Mr Kasem Al-Wadi and Ms Wasam Al Omar.
- First page of tenancy agreement dated 2 September 2020 with Mr Ibrahim Ismail Alfrouh.
- Tenancy Agreement dated 20 January 2021 with Mr Ibrahim Ismail Alfrouh and Ms Bayan Alfrouh plus Council Tax Bill dated 22 March 2021.
- Statutory Declarations of:
  - Mr Tarek Al Wadi
  - Ms Helen R LLena
  - Mr Adnan Alkaial
  - Mr Nidal Ahmed Al-Farrouh

In essence Flat 195A has been subdivided to create an additional flat – 1C Hawthorn Road. Therefore, the statutory planning application fee (£462.00) for the creation of 1 additional dwelling of has been paid electronically.

The relevant planning history is as follows.

- On 3 March 1987 planning permission (ref: 86/1997) was granted for the conversion of the upper floors above the shop into 2 self-contained residential units together with the provision of an external fire escape at 195 High Road, Willesden NW10.
- On 2 June 1987 planning permission (ref: 86/1781) was granted for the erection of a single storey rear extension, new shopfront, and conversion of upper floors into 2 self-contained flats together with increasing the height of the existing first floor rear projection at 195 High Road, Willesden, NW10.

The decision notices are the only available documents for these 2 planning permissions.

The upper floors of 195 High Road were converted into Flat A on the first floor and Flat B on the second floor in accordance with these permissions. The layout of Flat A as original built is shown on drawing no. 21-0906-01. This shows Flat A as a 2-bedroom flat.

Towards the end of 2007 Flat A was divided to create a studio flat in the front portion and a 1-bedroom flat at the rear with separate access to the latter from Hawthorn Road as shown on drawing no. 21-0906-02 and in the photographs accompanying this application.

The Tenancy Agreements, the Statutory Declarations, the Council Tax information, and other evidence submitted with this Certificate of Lawfulness application clearly show that the dwelling created at 1C Hawthorn Road occurred more than 10 years ago has been in existence and occupied continually as such for well in excess of 4 years.

The applicant requires a Certificate of Lawfulness for the continued use of 1C Hawthorn Road as a residential flat for mortgage and / or selling purposes.

The main consideration in this case therefore is whether or not the dwelling has been created and in use in excess of over 4 years – i.e., from before 30 June 2017.

It is clear that the application passes the “4-year rule”. Therefore, the continued use of 1C Hawthorn Road as a residential property is lawful, without the need for planning permission. A Certificate of Lawfulness should granted on this basis.

We trust that the application is complete, will be registered as valid as soon as reasonably possible and that the Certificate of Lawfulness will be granted in due course.

Yours faithfully,



**Simon Birnbaum BA Dip UPI MRTPI**  
**Director**  
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