

Planning
London Borough of Lambeth
PO Box 80771
London
SW2 9QQ

Dear Sir or Madam

Use of 41 Richborne Terrace, SW8 1AT

This property was purchased by Anthony Gaylor in 1991 and throughout his ownership, in addition to being used as his home, the property was also used it as shared accommodation for young professionals who had recently graduated from university, providing affordable rents and a Christian community setting. Mr Gaylor was an associate (volunteer) with the Navigators and he was committed to his home being a place of Christian discipleship and hospitality.

At no time was the property occupied as a single family dwelling. The property was occupied as shared accommodation by multiple unrelated individuals, with shared use of communal rooms, kitchen and bathroom facilities. The property has usually been occupied by approximately 10 people sharing five rooms, with shared communal rooms and a sixth room retained as a guest room.

Towards the end of the life Mr Gaylor's health began to fail and he was supported in the management of the property by a group of his friends some of who upon his death became the executors of the property.

The first piece of evidence we have attached is an email trail between Mr Stephen Feerick one of Mr Gaylor's friends and Carlene Thomas the Environmental Health Team Manager at Lambeth Council from April 2016 relating to the renewal of the HMO license dated 27th September 2009 which was for 12 persons in 6 households. This is the earliest piece of evidence which we have easily been able to gather and demonstrates that the property was openly being used as a house in multiple occupation for up to 12 people from 2009. (Our understanding is that this use dates all the way to Mr Gaylor's acquisition of the property, but as advised by the form we are only claiming this use from the earliest date we can currently evidence).

Following Mr Gaylor's death in 2019, the property passed to The Navigators, who have continued the same use and have invested significantly in the property while also renewing the HMO licence in 2020 for 12 residents in six households. I have attached a copy of the renewed license.

This application for a Certificate of Lawful Development has been raised at the request of the licensing team to provide evidence of the lawfulness of the use of the property.

If any further evidence is required we would be able to gather witness statements and possibly other documents, but we hope given the strong nature of the existing evidence that this will not be necessary. If you do require any further evidence or a formal statutory declaration please contact me at nick.baker@navigators.co.uk or 077391 77667.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'N. Baker', with a long, sweeping horizontal line extending to the right.

Nicholas A.W. Baker LLB(Hons), MA, PGCE, CIMA Cert BA
Finance and Resources Director