

**From:**Harein Patel  
**Sent:**Wed, 24 Feb 2021 19:31:42 +0000  
**To:**Feldman, Lesley  
**Cc:**Radha Venga  
**Subject:**Re: Decision Notice for Planning Application 20/6220/191 129 Hamilton Road

Lesley

My client is happy with max 5 occupants

Regards

H patel

Sent from my iPhone

On 24 Feb 2021, at 19:07, Feldman, Lesley <Lesley.Feldman@barnet.gov.uk> wrote:

□

Dear Mr Patel,

C4 HMO use allows between 3 and 6 occupiers, so 6 occupiers is fine.

Kind regards,

**Lesley Feldman MRTPI**  
**Area Planning Manager**

**Finchley and Golders Green Area Planning Team**

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW  
Tel: 020 8359 4974 | Mobile: 07732 075854 | Web: [barnet.gov.uk](http://barnet.gov.uk)

**My working days are Mondays, Tuesdays, Wednesdays and Fridays**

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<image001.jpg>

<image002.jpg>

<image003.jpg>

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From: Harein Patel [REDACTED]  
Sent: 24 February 2021 17:41  
To: Feldman, Lesley <Lesley.Feldman@barnet.gov.uk>  
Cc: Radha Venga [REDACTED]  
Subject: Re: Decision Notice for Planning Application 20/6220/191 129 Hamilton Road

Please confirm the implications does this mean the property can only then have max 5no occupants?  
Currently the plans show 6no

Regards

Harein

Sent from my iPhone

On 24 Feb 2021, at 16:50, Feldman, Lesley <[Lesley.Feldman@barnet.gov.uk](mailto:Lesley.Feldman@barnet.gov.uk)> wrote:

Dear Mr Patel,

Further to our earlier conversation, I would be grateful if you could confirm that you are satisfied if the decision notice for the above application is amended to "Change of use of single family dwellinghouse (C3) to HMO - House in multiple occupation (C4).

This means the description will match the reason for lawfulness as set out in informative 3 and the evidence submitted.

Many thanks,

**Lesley Feldman MRTPI**  
**Area Planning Manager**

**Finchley and Golders Green Area Planning Team**

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW  
Tel: 020 8359 4974 | Mobile: 07732 075854 | Web: [barnet.gov.uk](http://barnet.gov.uk)

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<image001.jpg>

<image002.jpg>

<image003.jpg>

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**From:**Radha Venga

**Sent:**Sat, 23 Jan 2021 22:30:39 +0000

**To:**Fawcett, Alissa

**Subject:**Planning Application 20/6220/191, 20/5886/RCU

Dear Ms. Fawcett,

I just realised that I did not send you five contracts covering the period from 1st April to 1st Oct 2018. I do not have the scanned copies but have attached photos of them. I am confident that you now have all the contracts in your possession and I am very sorry for this oversight.

Kind regards,

Radha

**From:**Radha Venga

**Sent:**Wed, 20 Jan 2021 22:41:19 +0000

**To:**Fawcett, Alissa

**Subject:**Planning Application 20/6220/191, 20/5886/RCU

**Attachments:**Planning (Existing HMO license).pdf, Planning (Room occupancy designation 2017-2020).pdf

Dear Ms. Fawcett,

Thank you for your patience. In this e-mail I have attached my existing HMO license issued in July 2017. I have also attached a room occupancy particulars file that provides a snap shot of occupied rooms and tenants in the month of October for 2017,2018,2019 and 2020. This is in compliance with the HMO license from the year it was issued.

In the follow up e-mails I have attached the tenancy contracts from 2017 -2020. These provide a continuation of the contracts from 2015 and 2016 which is currently with you.

Kind regards,

Radha Venga

**From:**Radha Venga

**Sent:**Wed, 20 Jan 2021 23:09:13 +0000

**To:**Fawcett, Alissa

**Subject:**Planning Application 20/6220/191, 20/5886/RCU

**Attachments:**Plan (contract 2018-2019).pdf, Plan (contract 2019).pdf, plan (contract 2019-2020).pdf, Plan (contract 2020).pdf

Tenancy contracts from 2018 -2019, 2019, 2019-2020 and 2020. Since 2018 my building society required all tenants to be put on one contract.

**From:**Radha Venga

**Sent:**Wed, 20 Jan 2021 22:59:10 +0000

**To:**Fawcett, Alissa

**Subject:**Planning Application 20/6220/191, 20/5886/RCU

**Attachments:**plan (contract 2017 a ).pdf, Plan (contract 2017 b).pdf, plan (contract 2017 c).pdf, Plan (contract 2017 d).pdf, Plan (contract 2017 e).pdf, Plan (contract 2017-2018 b).pdf, Plan (contract 2017-2018 c).pdf, Plan (contract 2017-2018 d).pdf, Plan (contract 2017 -2018 e).pdf

Tenancy contracts for 2017 and 2017-2018. One scanned contract file (2017-2018 a) is missing and attached as a photo instead. Contracts are renewed 6 monthly starting each tax year from 1st April and six months later on 1st October.



**From:**Fawcett, Alissa  
**Sent:**19 Jan 2021 15:23:31 +0000  
**To:** [REDACTED]  
**Subject:**20/6220/191: 129 Hamilton Road

Dear Mr Patel,

I am the case officer dealing with your two application for HMO at the above premises.

Neither application includes the needed robust justification or evidence to help them be approved.

For a 191 application you would be expected to provide evidence of the continued use of the premises as an HMO for over 4 years.

From discussions with one of my Directors - Andy Bates we were under the impression you had these ready to be included in the submission.

Please can you provide at your earliest convenience in order to progress this application.

For the other application, planning reference 20/5886/RCU, you would also be expected to provide a statement explaining and justifying the proposals.

I look forward to hearing from you.

Kind regards,

Alissa

**Alissa Fawcett**

**Senior Planning Officer – Finchley & Golders Green Area Planning Team**

## Development and Regulatory Services

London Borough of Barnet,


2 Bristol Avenue, Colindale, London, NW9 4EW  
Tel: 020 8359 4667

I am available on Monday, Tuesday and Wednesday between 9am and 430pm.



Barnet Online: [www.barnet.gov.uk](http://www.barnet.gov.uk)

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[planning.premium@barnet.gov.uk](mailto:planning.premium@barnet.gov.uk)

For queries relating to the Pre-Application requests, please email  
[planning.preapp@barnet.gov.uk](mailto:planning.preapp@barnet.gov.uk)



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**From:**Radha Venga  
**Sent:**Tue, 19 Jan 2021 23:37:17 +0000  
**To:**Fawcett, Alissa  
**Subject:**Planning Application 20/6220/191, 20/5886/RCU

Dear Ms Fawcett,

I am the owner of the property relating to the above planning applications submitted through my architect Mr H. Patel.

Please accept my sincere apologies for the missing contracts relating to the above applications. There was some confusion when the contracts were scanned and sent to my architect via the Estate Agents. I am currently organizing the contracts from 2017 -2020 to confirm the continuity of the tenancy agreements and will send them directly to you within the next 2 days. I believe you have only been provided with contracts from 2015 - 2016.

I will also send you a copy of the existing HMO licence issued on July 2017 that may provide the justification required for the applications.

Kind regards,

Radha Venga