

14. Although your client's lease plan appears to show this feature as in existence at the time of the grant of the lease this is clearly incorrect. Neither does it show the bedroom and bathroom constructed per the planning permission. My assumption is that this was an "existing" plan showing the property pre 1985 conversion.

Lease Plan

15. In addition to showing the Chimney no longer present, the Lease plan is incorrect in that it does not include within the red edging the internal corridor of the flat from the front door running down past the bathroom and bedroom as shown on the planning drawings and as constructed in 1985.

Your Clients Alterations

16. A letter from Rockford Property Management Ltd to Mr John Mullan dated 24th May 2010 includes the quote "the Lease clearly states that the Landlord's permission is required on any structural changes to Flat 2."
17. However, it is apparent the alteration work undertaken by our client in 2010 did not involve any structural work – the stud walls were non load bearing with the resultant Kitchen being larger than the original with an island unit as well.

Planning

18. The term "Studio Flat" can still have a separate bedroom or be one large combined room, as noted that the adjacent Single Storey Garden Studio Flat has a separate bedroom.
19. The removal of the bedroom stud would not change its use from a planning perspective, and Building Regulations would not have been required to remove partitions etc.



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