Planning, Regeneration & Economy
Level 6, River Park House, 225 High Road, Wood Green, London N22 8HQ
Tel: 020 8489 1000 **Email:** planningcustomercare@haringey.gov.uk
www.haringey.gov.uk

Haringey Council

Application for a Lawful Development Certificate for a Proposed use or development. Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and Compensation act 1991. Town and Country Planning (Development Management Procedure) (England) Order 2015

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Peter | Surname: Watson

Company name:

Street address: Flat 1, 15 South Hill Park Gardens

Town/City: London

County:

Country: United Kingdom

Postcode: nw3 2td

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Site Address Details

Full postal address of the site (including full postcode where available)

House: 74 | Suffix:

House name: Altior Court

Street address: Shepherds Hill, Hornsey

Town/City: London

County:

Postcode: N6 5RJ

Description of location or a grid reference (must be completed if postcode is not known):

Easting: 529472

Northing: 188380

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Robbie Surname: McNaughter

Reference: Flat 35 and Flat 36 Altior Court, London N6 5RJ

Date (DD/MM/YYYY): 08/05/2015 (Must be pre-application submission)

Details of the pre-application advice received:

Here is what the planning officer said:"Peter,
Generally the Planning Authority's position is that turning 2 flats into 1 dwelling does not require planning permission however I would recommend that before undergoing the works you get a formal confirmation in the form of a certificate of lawfulness.
Kind regard
Robbie"

5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land: ( ) a) Owner ( ) b) Lessee ( ) c) Occupier (•) d) Other

If No to a), b), or c), please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known):

Flat 35 - owner
John Harris Dunning
Flat 1
15 South Hill Park Gardens
London NW3 2TD
and
Flat 36 - current owner (in the process of selling to the applicant)
Guy Manners
Flat 36, Altior Court, 74-76 Shepards Hill, Highgate, London N6 5RJ

Have they been informed of the application? ( ) Yes (•) No

If No, why have they not been informed?

John Dunning (Flat 35) has been informed and is undertaking the proposed conversion with the applicant subject to the applicant completing the purchase of Flat 36. Guy Manners (Flat 36) has not been informed because the proposal relates to a conversion that would only take place after Mr Manners has sold Flat 36. The freeholder of both flats has been informed. The freeholder has agreed the conversion "in principle". A Licence for Alterations is currently being put in place. The intention is for this to be concluded before the applicant completes his purchase of Flat 36

6. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (•) No

7. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful:

The tow flats are residential. The combined flat will be residential.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application:

Haringey Council advised me on 8th May that planning permission is not required. I qoute from the letter send by the Planning Officer:"Generally the Planning Authority's position is that turning 2 flats into 1 dwelling does not require planning permission however I would recommend that before undergoing the works you get a formal confirmation in the form of a certificate of lawfulness".

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Is the proposed operation or use: (•) Permanent ( ) Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Because the proposed conversion is not something that requires planning permission (as advised by the Planning Department of Haringey Department and as advised by the freeholder of the building who has consented in principle to the conversion

8. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? (•) Yes ( ) No

If Yes, please give detailed descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

Flat 35 and Flat 36 are each currently configured as one-bedroom flats - i.e. 2 one-bedroom flats.
The flats adjoin each other on the 5th floor of Altior Court
Altior Court is a block of flats (privately owned) on Shepards Hill built in the early 1960s
The proposal is to join the flats together by way of an interconnecting doorway thereby creating a single three-bed flat. This will be achieved by making a hole in the wall that currently divides the flats to create a doorway or arch.
No external works are required whatsoever
All works will be undertaken in accordance with building regulations
Professional advice will be sought as required

Does the proposal consist of, or include, a change of use of the land or building(s)? ( ) Yes (•) No

Has the proposal been started? ( ) Yes (•) No

9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ( ) Yes (•) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

( ) The agent (•) The applicant ( ) Other person

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒ Date: 08/05/2015

Warning:
The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.