LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3237 **Ward:** West Green

Date received: 02/11/2015

Last amended date: -

Drawing number of plans: TOM 2.1 PLANS, MANNOCK EXG TOM 2.2 ELEV MANNOCK EXG TOM 2.3 PLANS MANNOCK PRO Rev A TOM 2.4 PRO ELEV MANNOCK Rev A TOM 4.5 LOCAT MANNOCK EXG Rev A Site location plan

Address: 2B Mannock Road N22 6AA

Proposal: Certificate of Lawfulness for conversion of loft, erection of rear dormer and 2x font rooflights.

Applicant: Mr Oli Langford

Ownership: Private

Officer contact: Nanayaa Ampoma

2. SUMMARY OF RECOMMENDATION

GRANT CERTIFICATE

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no planning history for the site.

4. DETAILS OF PROPOSAL

The application seeks a Certificate of Lawfulness for the proposed conversion of the property's roof space and the erection of an L-shaped rear dormer extension. The proposed dormer would result in an additional cubic volume of 40m^3. It is proposed that the dormer would be finished in similar materials to the existing roof. Two windows looking towards the rear garden are propsoed. In addition, two rooflights to the front roofslope are proposed.

5. RELEVANT PLANNING LEGISLATION

The application has been made under Section 192 of the Town and Country Planning Act (1990) as amended. This section allows for proposed developments that may otherwise require planning permission to be assessed as being lawful or falling under the parameters of Permitted Development. The applicant has determined that the propose development falls within the parameters of the Permitted Development Order and should be formally recognized as such. What is required is an assessment under Classes B (relating to dormer

extensions) and C (relating to rooflights) of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 as amended. The planning merits of the development are not material considerations in the issuing of the Certificate. As such, matters including neighbour amenity, character or design are not taken into account.

6. ANALYSIS/ASSESSMENT OF THE APPLICATION

Class B: The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

A Certificate of Lawfulness for a rear dormer can be issued if the proposal meets all the criteria under The Town and Country Planning (Generally Permitted Development) (Amendment) (No.2) (England) Order 2008 – Part 1, Class B as detailed below.

Class B.1. Requirement	Does the development Comply?
a) The height of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the highest part of the roof of the existing dwellinghouse.	Complies
b) The enlarged part of the dwellinghouse would not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.	Complies
c) The cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than i) 40 cubic metres in the case of a terrace house ii) 50 cubic metres in any other case;	Complies
d) it would not consist of or include— (i)the construction or provision of a veranda, balcony or raised platform, or (ii)the installation, alteration or replacement of a chimney, flue or soil and vent pipe	Complies
e) The dwellinghouse is not on article 1(5) land.	Complies

Developments under Class B are also subject to the following conditions:

B.2. Conditions	Does the development Comply?
The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.	Complies on plan.
The edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the	Complies

original roof	
Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be— (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.	Not applicable

Class C: Any other alteration to the roof of a dwellinghouse

As the application relates to the insertion of rooflights Class C is also relevant. A Certificate of Lawfulness for rooflights can be issued if the proposal meets all the criteria under The Town and Country Planning (Generally Permitted Development) (Amendment) (No.2) (England) Order 2008 – Part 1, Class C as detailed below.

The current proposal will be assessed against these requirements as follows:

Class C.1. Requirement	Does the development Comply?
a) The alteration would not protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.	Complies
b) It would not result in the highest part of the alteration being higher than the highest part of the original roof.	Complies
c) It would not consist of or include— (i)the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (ii)the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.	Complies with all parts of (c).

Development is permitted by Class C subject to the following conditions.

C.2. Conditions	Does the development Comply?
Any window located on a roof slope forming a side elevation of the dwellinghouse shall be— (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed;	Not applicable.

7. SUMMARY AND CONCLUSION

The proposed development constitutes Permitted Development by virtue of Schedule 2, Part 1, Class B & C of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

8. RECOMMENDATION

Grant Certificate

Registered No. HGY/2015/3237

Applicant's drawing No.(s) TOM 2.1 PLANS, MANNOCK EXG
TOM 2.2 ELEV MANNOCK EXG
TOM 2.3 PLANS MANNOCK PRO Rev A
TOM 2.4 PRO ELEV MANNOCK Rev A
TOM 4.5 LOCAT MANNOCK EXG Rev A
Site location plan

Subject to the following reason:

In pursuance of their powers under the above Acts and Order the London Borough of Haringey as a Local Planning Authority hereby CERTIFY that the above proposal described by the applicant constitutes PERMITTED DEVELOPMENT and is therefore LAWFUL.