LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1670 **Ward:** Tottenham Hale

Date received: 23/05/2016

Drawing number of plans: Cover letter by Adnan Uyar pages 1 to 3 inclusive; Floor Level Plan; Floor Plan; Letter from Newlon Housing Trust dated 03/04/2016; Site Location Plan.

Address: Flat 14 Vickers Court Lebus Street N17 9FP

Proposal: Certificate of Lawfulness for use of premises to take bookings for private hire chauffeur service

Applicant: Mr Adnan Uyar

Ownership: Private

Site Visit Date: 15/07/2016

Officer contact: Anthony Traub

2. RECOMMENDATION

GRANT CERTIFICATE

REASON: The proposal is not considered to be development within the definition contained under Section 55(1) of the Town & Country Planning Act 1990.

3. PROPOSED DEVELOPMENT

Certificate of Lawfulness for use of premises to take bookings for private hire chauffeur service

4. RELEVANT PLANNING AND ENFORCEMENT HISTORY PLANNING APPLICATION HISTORY

HGY/2016/0921 PERM REQ 16-05-16 Flat 14 Vickers Court Lebus Street London Certificate of Lawfulness for use of premises to take booking for private hire chauffeur service

5. RELEVANT LEGISLATION AND GUIDANCE

The application has been made under section 192 of the Town and Country Planning Act 1990 and relevant amendments. This not a planning application but instead the applicant seeks confirmation that the proposed development is lawful. As such the impact of the proposed development on the neighbour's amenities or the character of the area cannot be taken into consideration for this submission.

6. ANALYSIS/ASSESSMENT OF THE APPLICATION

Section 55(1) of the Town & Country Planning Act 1990 defines “development” as; the carrying out of building, engineering, mining or other operations in, on, over or under land or the making of any material change in the use of any buildings or other land. For the purposes of this Act.

The submitted documentation provides sufficient information with regards to the details of the proposed use and the manner in which the existing flat would be used. In particular, there would be no internal or external alterations to the flat or building, no signage associated with the use, nor any discernible change to the manner in which the flat would be used. Furthermore, the applicant is the only person associated with the operation.

Given the above details, the proposal would appear to be an ancillary use associated with the main use of the flat as a residence with no discernible external effects.

The proposal therefore is not considered to be development.

7. RECOMMENDATION

GRANT CERTIFICATE

Registered No. HGY/2016/1670

Applicant’s submissions: Cover letter by Adnan Uyar pages 1 to 3 inclusive; Floor Level Plan; Floor Plan; Letter from Newlon Housing Trust dated 03/04/2016; Site Location Plan.

REASON: The proposal is not considered to be development within the definition contained under Section 55(1) of the Town & Country Planning Act 1990.