

Officer's Report

Application Number	HGY/2022/3852
Type	Lawful development: Proposed use
Location	6, Colwick Close, Hornsey, London, N6 5NU
Proposal	Certificate of Lawfulness (proposed) for the erection of rear dormer window
Case Officer	Michelle Meskell
Valid Date	26/10/2022
Applicant	A Mortensen
Agent	Summit 360

RECOMMENDATION

Refuse

RECOMMENDATION

PERMISSION REQUIRED

SITE AND SURROUNDINGS

The application site is situated at 6 Colwick Close outside the conservation area. The premises is part of a short row of two storey terraced houses.

PLANNING HISTORY

20/05/75 – Conditional Consent – HGY/LA/1593/127-133/6 – 19 x 2 bedroom dwellings. Condition 5 of the above Consent restricts Permitted Development Rights for extensions to the approved dwellings. This meant that the proposed dormer window in this application could not be built under Permitted Development Rights.

DETAILS OF PROPOSAL

Certificate of Lawfulness for the erection of rear dormer window

ANALYSIS/ASSESSMENT OF THE APPLICATION

The proposal is for a Certificate of Lawfulness for the erection of a rear dormer window to a terraced house outside a conservation area. Planning history has revealed that on the 20/05/75 planning permission was granted for the erection of 19 x 2 bedroom dwellings. Ref (HGY/LA/1593/127-133/6) Condition 5 of the above Consent restricts Permitted Development Rights for extensions to the properties at Colwick Close. This meant that the proposed dormer window in this application could not be built under Permitted Development Rights.

Refusal Reasons:

Planning history has revealed that on the 20/05/75 planning permission was granted for the erection of 19 x 2 bedroom dwellings. Ref (HGY/LA/1593/127-133/6), with Condition 5 of the above consent restricting permitted development rights for extensions to the properties at Colwick Close. This meant that the proposed dormer in this application cannot be built under permitted

development rights.