



14B Deben Mill Business Centre
Old Maltings Approach
Melton, Woodbridge
Suffolk IP12 1BL

Placemaking and Housing
Haringey Council
Alexandra House
10 Station Road
LONDON
N22 7TR

Friday, 10 February 2023

Dear Sirs

Re: 17 Cornwall Avenue, N22 7DA

We are instructed by Mr Giles Deacon, of the above address, in relation to his ambition to extend the property, in light of the recent refusal of Prior Approval for a single storey rear extension, under Haringey Ref: HGY/2022/4118.

We submit for a Certificate of Lawful Use: Proposed Development, under s192 Town and Country Planning Act 1990 the attached drawings and this letter of explanation.

The proposed extension is, we contend, lawful as Permitted Development by reason of Class A, Part 1, Schedule 2, Town and Country Planning (General Permitted Development) (England) Order 2015, in that we propose a 3-metre single storey rear extension, which reflects the original rear wall of the host property.

We note that A.1(f) provides that a single-storey rear extension can be up to 3 metres in the case of a non-detached property, and that it may not be higher than 4 metres. The proposal will reflect the original rear wall of the house and be no more than 3m in depth.

We look forward to a swift and positive response from the Council.

Yours faithfully

Ben Norton LLB PGCertTP

Planning Director