



6th Floor, River Park House, 225 High Road, Wood Green, London, N22 8HQ

Planning Service

E-mail: planningcustomercare@haringey.gov.ukWebsite: www.haringey.gov.uk/planning-and-building-control

Tel: 020 8489 5504

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

189

Suffix

Property Name

Address Line 1

Downhills Way

Address Line 2

Tottenham

Address Line 3

Haringey

Town/city

London

Postcode

N17 6AH

Description of site location must be completed if postcode is not known:

Easting (x)

532260

Northing (y)

190363

Description

Applicant Details

Name/Company

Title

Mr

First name

Theo

Surname

Kizos

Company Name

Yellow Kite Architects

Address

Address line 1

9 Lanbury Road

Address line 2

Address line 3

Town/City

London

County

London

Country

United Kingdom

Postcode

SE153DB

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Theo

Surname

Kizos

Company Name

Yellow Kite Architects

Address

Address line 1

9 Lanbury Road

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

SE153DB

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

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 description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Construction of an outbuilding adjacent to an existing garage outbuilding to house related use (garage workshop) and entertainment facilities (music room).

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

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 property is a single dwelling, owner-occupied. The owners own the freehold. The property is not listed and is not in a conservation area.

1. The use of the proposed building is for the purposes of the enjoyment of the dwellinghouse (music/ entertainment room).
2. The house was not created under the permitted development rights to change use, set out in Classes M, N, P, PA and Q.
3. The total area of the ground covered by both the current garage extension and the proposed outbuilding does not cover more than 50% of the total area of the curtilage of the original dwellinghouse as demonstrated in the Compliance Diagram Drawing 2108_0203.
4. The proposed outbuilding is not situated on land forward of the principal elevation of the original dwellinghouse.
5. The proposed is a single storey building.
6. The proposed building does not exceed 2.5 metres in height from the area in front of it to the highest point of the roof. The building is within 2 metres of the boundary of the curtilage of the dwellinghouse and as such complies with the relevant guidance.
7. The Proposed height of the eaves of the building does not exceed 2.5 metres (in this case the maximum height is 2.5 metres).
8. The proposed building is not situated within the curtilage of a listed building.
9. It does not include the construction of a verandah, balcony or raised platform.
10. It does not relate to a dwelling or a microwave antenna.
11. It does not include a container.
12. The dwellinghouse is not within a World Heritage Site, a National Park, an area of outstanding natural beauty or the Broads.
13. The dwellinghouse is not within an article 2(3) land.
14. It does not include the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse.

The proposal, therefore, complies with the rules of Permitted Development for outbuildings and benefits from Permitted Development Rights.

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

List of Drawings including:

- 00_01 - Location Plan
- 01_01 to 01_03 Existing Drawings set
- 02_01 to 02_03 Proposed Drawings set
- and "Verification of Application Evidence" Document

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

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

The proposed complies with all relative guidance and provides additional space as required by the owner for the purposes of enjoyment of the current use (Dwellinghouse).

Site information

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

Title Number:

MX210651

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

☒ Yes

☐ No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

8230-7125-7320-9002-7226

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

20.70

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☒ Yes

☐ No

Please provide the number of existing and proposed parking spaces.

Vehicle Type:

Cars

Existing number of spaces:

1

Total proposed (including spaces retained):

1

Difference in spaces:

0

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

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?

☐ The agent

☐ The applicant

☒ Other person

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

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

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

Declaration

I / We hereby apply for Lawful development: Proposed use as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Theo Kizos

Date

12/02/2023