



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 an Existing Use or Operation or Activity,
including those in breach of a planning condition

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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

flat in roofspace

Applicant Details

Name/Company

Title

Mr

First name

leon

Surname

manzi

Company Name

property partners (highgate Ltd)

Address

Address line 1

82A Hilltop

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

NW11 6DY

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Reason for Lawful Development Certificate

Please indicate why you are applying for a lawful development certificate

- ☐ An existing use
- ☐ Existing building works
- ☒ An existing use, building work or activity in breach of a condition

Being a use, building works or activity which is still going on at the date of this application.

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please select the relevant Use Class.

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. [View more details on Use Classes.](#)

Description of Existing Use, Building Works or Activity

Please fully describe each existing use, building works or activity for which you want the lawful development certificate. Where appropriate, show to which part of the land each use, building works or activity relates

An area designated as 'caretakers room' located within the roof space was created as part of a larger residential development constructed in 1990. This accommodation is self contained, currently known as Flat 19 caretakers, and is the use for which a lawful development certificate is being sought.

The development originally approved by Haringey Borough Council consisted of 10 flats and 6 maisonettes. Subsequently the developers applied to vary the internal mix of units to 14 flats and 4 maisonettes. The layout shows that upper floors of the 4 maisonettes were sited within roof spaces. Haringey London Borough Council failed to determine the application and the developers appealed. The appeal, to the then Department of the Environment and the Department of Transport, was determined in favour of the appellant on the 26th October 1988.

The originally designated 'caretakers room' is located in roof space, as are the upper floors of the four adjacent maisonettes. It is self contained with its own front entrance door and the internal layout as designed and implemented in 1990 provides 1 bedroom, a shower room & toilet, storage area, and kitchen as part of the living area. It's gross internal area is 47.2m2 it was used intermittently by various persons acting as caretakers between 1990 and 2010.

However since 2010 it has been in continuous use as a self contained flat for a caretaker. Their 'contract of employment' and their 'accommodation agreement' is part of the documentation submitted with this application

Construction drawing 2190 106 shows the entirety of the area within the roof space.
Construction drawing 2190 171 shows the details of the layout within the previously designated 'caretakers room'
both these drawings are attached to this application for a lawful development certificate

further details and documentation related to the development are held on microfiche within Haringey Borough Council Archives. the web address is :-

HGY/35095 - https://publicregister.haringey.gov.uk/pr/s/planning-application/a0i8d000002G0F2AAK/old19871761?c__r=Arcus_BE_Public_Register&tabset=3892f=3

The following person in the Borough can be contacted for further information:-

James Argles
Development Management Support Team
Placemaking and Housing | Haringey Council
5th floor Alexandra House, Wood Green, London N22 7TR.
T. 0208 489 5567

james.argles@haringey.gov.uk

Grounds for application for a Lawful Development Certificate

Under what grounds is the certificate being sought

- ☒ The use began more than 10 years before the date of this application
- ☒ The use, building works or activity in breach of condition began more than 10 years before the date of this application
- ☐ The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- ☒ The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- ☐ The use as a single dwelling house began more than four years before the date of this application
- ☐ Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

- ☐ Yes
☒ No

Please state why a Lawful Development Certificate should be granted

The creation of habitable space within the roof areas was accepted as part of the original development and the four maisonettes have bedrooms and bathrooms at this level.

The use is residential and is located within the physical confines of the original development. Access to the flat is half a level down from the level giving access to the upper level of the maisonettes.

The use of the flat has been residential since the building was erected and it has been in continuous use since 2010.

It is known as caretakers flat 19

The applicant wishes to regularises the situation with the use of the flat.

Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

20-12-1990

In the case of an existing use or activity in breach of conditions has there been any interruption?

- ☐ Yes
☒ No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?

- ☐ Yes
☒ No

Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed?

- ☒ Yes
☐ No

Proposed

Please select the housing categories that are relevant to the proposed units (i.e. the change you are seeking certification for)

- ☒ Market Housing
☐ Social, Affordable or Intermediate Rent
☐ Affordable Home Ownership
☐ Starter Homes
☐ Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type:	
Flats / Maisonettes	
1 Bedroom:	
5	
2 Bedroom:	
10	
3 Bedroom:	
4	
4+ Bedroom:	
0	
Unknown Bedroom:	
0	
Total:	
19	

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Bedroom Total
	5	10	4	0	0	19

Existing

Please select the housing categories for any existing units on the site (i.e. prior to the change you are seeking certification for)

- ☒ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Market Housing

Please specify each existing type of housing and number of units on the site

Housing Type: Flats / Maisonettes	
1 Bedroom: 4	
2 Bedroom: 10	
3 Bedroom: 4	
4+ Bedroom: 0	
Unknown Bedroom: 0	
Total: 18	

Existing Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown	Bedroom Total
	4	10	4	0		18
					0	

Totals

Total proposed residential units	19
Total existing residential units	18
Total net gain or loss of residential units	1

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:
unregistered

Energy Performance Certificate

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

- ☐ Yes
- ☒ No

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?

47.20
square metres

Number of additional bedrooms proposed

1

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

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

Pre-application Advice

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

- ☐ Yes
☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

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

Declaration

I / We hereby apply for Lawful development: Existing 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 opinions 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

peter stern

Date

07/03/2023