

Officer's Report

Application Number	HGY/2023/0583
Type	Lawful development: Proposed use
Location	21 Thirlmere Road, Hornsey, London, N10 2DL
Proposal	Amalgamation of two flats back into single dwelling does not constitute development. Please refer to application ref: HGY/2008/1719. The application proposal is to confirm that the amalgamation is still lawful
Case Officer	Laina Levassor
Valid Date	04/04/2023
Applicant	Mr Patrick Carr
Agent	Mr Elie Osborne

RECOMMENDATION

Permitted Development

PLANNING HISTORY

HGY/2022/4481: Refurbishment of ground floor including demolition of existing canopy/lean-to structures at the rear and side, new glazing arrangement at rear and the addition of a ground floor rear, side-infill extension. Remedial works to front garden walls and construction of a new bin store. **Approve with Conditions**

ANALYSIS/ASSESSMENT

This application seeks to confirm that the amalgamation of 2 self-contained flats in order to revert back to a single family dwelling does not require planning permission and is therefore considered lawful.

Section 55 of the 'Town and Country Planning Act 1990' stipulates that the carrying out for the maintenance, improvement or other alteration of any buildings works of which affect only the interior of the building or do not materially affect the external appearance of the building would not constitute 'development', therefore not require planning permission.

The amalgamation of these units would require only the extent of internal works in order to achieve conversion back to a family dwelling.

CONCLUSION

The proposal is not considered to amount to development requiring planning permission therefore a certificate can be issued.