



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

Planning Service

E-mail: planningcustomer@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

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

Applicant Details

Name/Company

Title

mrs

First name

Gemma

Surname

Noakes

Company Name

Address

Address line 1

4 Wroxham Gardens

Address line 2

Greater London

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

N11 2BA

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

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)

Proposal Summary

The proposed alterations aim to improve the appearance of the house from the rear, and provide further living space at ground floor and an additional bedroom with ensuite in the roof.

Proposed single storey
enlargement to the rear
(class A.1(f) as we understand it)

The proposed ground floor alterations include the construction of a single storey brick extension. The enlarged part of the ground floor will sit next to and combine with an existing extension that will be remodelled, and fabric upgraded to provide a new high quality contemporary open plan kitchen and dining space, a utility room, and a WC.

- The new enlargement will extend 3m from the original rear facade of the dwelling house.
- The surface of the roof will be 3m above the ground level at the base of the proposed rear wall.
- The existing extension (planning permission HGY/2010/1136) extends c0.7m further into the garden than the proposed enlargement. The slightly L shaped form accommodates a window seat located at the end of the kitchen area enjoying garden views.
- Double glazed casement doors are proposed in the east facing elevation of the enlargement.
- The roof is to be a flat roof with a glazed roof light/lantern over the dining area.

Proposed roof enlargement
(class B.1 as we understand it)

The proposed roof enlargement will involve the reconstruction of the roof with a 'hip to gable' reconfiguration at the side, and the introduction of a dormer extension at the rear.

- The cubic content of the resulting roofspace will be less than 50m³ larger than the original.
- The roof extension will be set back from the eaves by 20cm along the roof plane, and will be tiled with a similar tile.
- An area of glazing will include a Juliette balcony looking east providing the main outlook from the bedroom.
- 2 roof lights (no more than 15 cm above the roof plane) and 2 casement windows will provide further daylight into

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 proposal sits within the council's extent and volumetric permitted development parameters. The land is to remain a private house and the only works proposed are within the ownership boundary of the property.

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

The following documents are appended to this application:

- WG_P_90 revA SiteLocationPlan
- WG_P_100 revA Existing and proposed plans
- WG_P_110 revA Existing and proposed elevations & sections page 1
- WG_P_120 revA Existing and proposed elevations & sections page 2
- WG_P_200 revA Supporting Design Statement

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 proposal submitted aligns to the requirements of the permitted development. The proposed alterations aim to improve the appearance of the house from the rear, and provide further living space at ground floor and an additional bedroom with ensuite in the roof. All materials proposed are also in keeping of those within the local area.

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: NGL75249

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)

4290-9194-0222-8022-1093

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?

43.00	square metres
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Number of additional bedrooms proposed

1

Number of additional bathrooms 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

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

Gemma Noakes

Date

16/06/2023