



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

Planning Service

E-mail: planningcustomercare@haringey.gov.uk

Website: 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

6

Suffix

Property Name

Address Line 1

Rosebery Gardens

Address Line 2

Hornsey

Address Line 3

Haringey

Town/city

London

Postcode

N8 8SH

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

Easting (x)

530122

Northing (y)

188724

Description

Applicant Details

Name/Company

Title

Mr

First name

lan

Surname

Phillips

Company Name

Address

Address line 1

Flat 1

Address line 2

110 Harberton Road

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

N193JP

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

The building is on the corner of Rosebery Gardens (N8 8SH) and Middle Lane (N8 8PD).
The ground floor is accessed via 6 Rosebery Gardens.
The 1st and 2nd floors are accessed via 56 Middle Lane.
There is no shared internal area between 6 Rosebery Gardens and 56 Middle Lane.
This application is to confirm the existing use as two separate flats.
Currently, 6 Rosebery Gardens is rented as a 3 bedroom flat, rented to one family.
56 Middle Lane is rented as a 4 bedroom HMO - licence HAR-163986-1.
The flats have been separate since before the 1950's, and 56 Middle Lane rented out as an HMO since 1984.

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 flats have been separate since before the 1950's, and 56 Middle Lane rented out as an HMO since 1984.

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)?

31-12-1984

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: 0	
2 Bedroom: 0	
3 Bedroom: 1	
4+ Bedroom: 1	
Unknown Bedroom: 0	
Total: 2	

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

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:	
Houses	
1 Bedroom:	
0	
2 Bedroom:	
0	
3 Bedroom:	
0	
4+ Bedroom:	
1	
Unknown Bedroom:	
0	
Total:	
1	

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

Totals

Total proposed residential units	2
Total existing residential units	1
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:
MX40931

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)

0056-2849-7214-9123-7415

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?

0.00	square metres
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Number of additional bedrooms proposed

2

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

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

Pre-application Advice

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

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

28/01/2014

Details of the pre-application advice received

From: Okeiyi Valerie [mailto:Valerie.Okeiyi@haringey.gov.uk]
Sent: 28 January 2014 11:33
To: Phillips, Ian (IT/UK)
Cc: Planning Customer Care Team; Zanelli Marco
Subject: RE: Informal advice on planning permission - 6 Rosebery Gardens, N8 8SH (downstairs) and 56 Middle Lane N8 8PD (upstairs)

Dear Ian,

Thanks for your email and my apologies for the late response.

With regards to your query, the Council hold no planning record of the above properties to show that they have been converted into self contained flats. To establish this use you are advised to apply for a

Lawful Development Certificate to show that the properties have been converted for four years or more. Alongside the form you need to submit evidence to show that the property has been in use as self contained flats for more than four years. The form of evidence that we would require are as follows; utility bills, council tax, invoices receipts, housing benefits etc.

In terms of converting the 2 separate flats into a single family dwelling planning permission is not normally required in this case.

Should you require any further assistance please contact me.

Kind Regards

Valerie Okeiyi | Planning Officer

Development Management | Planning, Regeneration and Economy | Haringey Council

River Park House 225 High Road | London

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

Ian Phillips

Date

08/07/2023