

Officer's Report

Application Number	HGY/2023/1366
Type	Lawful development: Proposed use
Location	17 Nelson Road, Tottenham, London, N15 4LE
Proposal	Certificate of lawfulness for replacement of flat roof to existing rear extension, facade alterations, internal alterations and all associated works
Case Officer	Sarah Madondo
Valid Date	25/05/2023
Applicant	Bailey Kursar
Agent	Mr Joshua Eves

RECOMMENDATION

Approve

PLANNING HISTORY

The planning history of the site has been taken into account when coming to this decision.

RELEVANT PLANNING LEGISLATION

The application has been made under section 192 of the Town and Country Planning Act 1990 and relevant amendments. This not a planning application but instead the applicant seeks confirmation that the proposed development is lawful. As such, the impact of the proposed development of the neighbour's amenities or the character of the area cannot be taken into consideration for this submission.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Class A: Development within the curtilage of a dwellinghouse.

A Certificate of lawfulness for the replacement of flat roof to existing rear extension, facade alterations, internal alterations and all associated works.

The Town and Country Planning (Generally Permitted Development) (England) Order 2015 – Part 1, Class A 'development within the curtilage of a dwellinghouse'.

The current proposal will be assessed against these requirements as follows:

(a) permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use) - **Complies**

The proposal is for the replacement of flat roof to existing rear extension, facade alterations, internal alterations and all associated works. The proposed works are to an existing extension and comprises of replacement of existing roof with a new flat roof, insertion of double doors to the side elevation, insertion of larger windows to the rear and replacement windows on the side elevation. The proposed works are considered to minor and permitted development.

SUMMARY AND CONCLUSION

The proposed development constitutes permitted development by virtue of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and is considered to be lawful.