

Mr Kenneth Walter
48 Rutland Gardens
Tottenham
London
N4 1JP

2 August 2023

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 192
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
ARTICLE 39**

Case Reference HGY/2023/1013
Location 48 Rutland Gardens, Tottenham, London, N4 1JP
Proposal Certificate of Lawfulness for proposed loft conversion including
dormer extensions to main rear roof slope and rear outrigger.
Received 12 April 2023

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby certify that the above proposal, described in the application received on the above date, is lawful, as the proposal does constitute development within the meaning of Section 55 of the Town and Country Planning Act 1990, but that application for permission in respect thereof would NOT BE REQUIRED under Part III of the Act, as the development constitutes PERMITTED DEVELOPMENT.

Title	Description	Date
Drawing 06 - Proposed Sections (A-A & B-B)		12 April 2023
Drawing 10 - Proposed Roof Plan		12 April 2023
Drawing 08 - Proposed First Floor Plan		12 April 2023
Drawing 09 - Proposed Loft Floor Plan		12 April 2023
Drawing 04 - Proposed Floor Plans		12 April 2023
Drawing 05 - Proposed Elevations		12 April 2023
Drawing 07 - Proposed Ground Floor Plan		12 April 2023
Drawing 11 - Proposed Front and Rear Elevations		12 April 2023
Drawing 13 - Proposed Left Side Elevation		12 April 2023
Drawing 12 - Proposed Right Side Elevation		12 April 2023
Drawing 14 - Proposed Section A-A		12 April 2023
Drawing 15 - Proposed Section B-B		12 April 2023

Case Received On:
12 April 2023

First Schedule

Certificate of Lawfulness for proposed loft conversion including dormer extensions to main rear roof slope and rear outrigger.

Second Schedule

48 Rutland Gardens, Tottenham, London, N4 1JP

A handwritten signature in black ink that reads 'Robbie McNaughton'.

Robbie McNaughton
Head of Development Management and Planning Enforcement
Planning Service

Informatives:

INFORMATIVE: Materials

The applicant is reminded that in order for the proposed extension and alterations to comply with Class B, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

INFORMATIVE: The certificate hereby granted is given in relation to the use of this property as a single-family dwelling. The subdivision of this property into self-contained flats or use as a House in Multiple Occupation (Use Class C4) would require planning permission as permitted development rights have been withdrawn through an Article 4 Direction (30th November 2013). Please refer to the link below for further information:

http://www.haringey.gov.uk/index/housing_and_planning/planning-mainpage/policy_and_projects/article_4_direction.htm

- 1 You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.