



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

Planning Service

E-mail: planningcustomer@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	165
Suffix	
Property Name	
Address Line 1	Farrant Avenue
Address Line 2	Wood Green
Address Line 3	Haringey
Town/city	London
Postcode	N22 6PG

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

Easting (x)	531774	Northing (y)	190515
Description			

Applicant Details

Name/Company

Title

First name

Chloe

Surname

Palmer

Company Name

N/A

Address

Address line 1

165 Farrant Avenue

Address line 2

London

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

N22 6PG

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

1) SINGLE STOREY REAR INFILL EXTENSION (2015)

We bought the house in 2017. In 2015, the previous owner created a single storey infill extension at the back of the house. In a building survey completed by AC Holdom Chartered Surveyors on 23rd March 2017, prior to purchasing the house, this was referred to as a 'conservatory' due to the glass window used in its construction. The single storey infill extension gives access to the shower and WC. Photos of this infill extension have been included as part of the evidence uploaded to planning portal.

2) REMOVAL OF CHIMNEY BREAST INSIDE PROPERTY (2007)

We bought the house in 2017. In 2007, the previous owner removed the chimney breasts up and into the roof void (attic/loft), where the remaining brickwork is supported on gallows brackets with concrete beams. We believe that this was done to increase the amount of useable space on the ground and first floor living areas. In a building survey completed on 23rd March 2017 by AC Holdom Chartered Surveyors, prior to purchasing the house, this was noted as being done to a satisfactory condition upon inspection.

3) REPLACING HISTORIC, DAMAGED PEBBLE DASH WITH NEUTRAL RENDER (2019)

When we bought 165 Farrant Avenue, N22 6PG, in 2017, the facade of the property was pebble dashed. We were told that the pebble dash had been on the front of the property for 20+ years and it was showing significant need of repair. In July 2019, due to the risk of damp caused by the damaged, cracked and blown pebble dash, we sought to carry out urgent repairs to the facade of the house. On the 20th July 2019, we removed the damaged pebble dash from the front of the property. Despite hoping that we would be able to restore the bricks to their original appearance in line with the "Noel Park Conservation Area Appraisal and Management" expectations and guidance, upon removing the pebble dash, it soon became apparent that the original brickwork underneath had not only previously been painted red, but the damage to it caused by the removal of the pebble dash was extensive and irreversible (see images submitted as evidence). Taking advice from the "Noel Park Conservation Area Appraisal and Management" document, we sought to re-render the facade of the property in a neutral cream colour and recover some of the original architectural detail in the brickwork that had been lost under the pebble dash. This re-rendering was fully completed by 30th July 2019. In comparison to the historic pebble dash, the rendering repair was high quality (breathable K-rend) and more sensitive to the character of buildings within the Noel Park conservation area (neutral colour with some of the original architectural detail in the brickwork restored).

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

1) SINGLE STOREY REAR INFILL EXTENSION (2015) & 2) REMOVAL OF INTERIOR CHIMNEY BREAST (2007)

ATTACHED EVIDENCE IT IS 4+ YEARS OLD:

A: Building Control Letter 2017 (17/05/2017) from Haringey Building Control references final inspection being carried out for single storey rear infill extension & removal of chimney breast in 2007.

B: Certificate of Completion from Haringey Building Control (12/06/2015).

C: Website from June 2017 showing house particular photos including extension & no chimney breasts (Paul Simon Residential).

D: Building Surveyors Report 2017 (23/03/2017) by AC Holdom Chartered Surveyors. Sections 3.02 & 3.13 state chimney breasts already removed up & into roof void, where remaining brickwork is supported on gallows brackets with concrete beams.

3) REPLACING HISTORIC, DAMAGED PEBBLE DASH WITH NEUTRAL RENDER (2019)

ATTACHED EVIDENCE IT IS 4+ YEARS OLD:

E: Scanned invoice (July 2019).

F: Screen recording of dated photos to show time scale of work completed.

G: Screenshot of dated photos to show timescale of work completed.

H: Google street view to show historic pebble dash on house in 2008 (oldest view) & repair completed between 03/2019 & 03/2022.

I: Screenshot verifies dates each attached photo below was taken.

REPAIR WAS COMPLETED IN LINE WITH OFFICIAL GUIDANCE IN "NOEL PARK CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN" DOCUMENT. EVIDENCE BELOW:

J: Noel Park Conservation Area Appraisal & Management Plan from Haringey Planning to guide residents, planners etc. in planning decisions for Noel Park. We followed guidance on page 61 (Facades & Brickwork) when repairing the damaged façade. It outlines that "Brickwork should never be painted or covered with cladding or render. Where this has taken place the council wishes to encourage the removal of the paint or cladding, provided this can be achieved without damaging the fabric of the building. Where paint cannot be removed, it will be acceptable to repaint in a suitable colour that appears unobtrusive in the context of the street. This would usually be a carefully chosen matt brick red or neutral shade".

Original brick work could not be restored due to extensive damage caused by removing historic (20+ yrs old) pebble dash. To protect structural integrity of front of house, we re-rendered in a neutral colour in line with guidance above.

K: Images 20/07/2019 showing historic pebble dash – it was blown, cracking & falling away from facade. Due to this, we needed to repair & replace the rendering.

L: Images 22/07/2019 show severity of brickwork damage after pebble dash removal. Extent of damage to fabric of building meant we had to apply render over brickwork. Damaged bricks were vulnerable to penetrating damp.

M: Images 30/07/2023 show neutral colour & respects guidance for repairs outlined in the Appraisal & Management Plan doc. We also restored some original architectural detail in brickwork previously lost with pebble dash. K Rend used as it's breathable & water repellent.

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)?

30-07-2019

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

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: MX423893

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)

8614-7229-2509-2434-0992

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?

4.00	square metres
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Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

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

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 the questions answered, details provided, and the 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 person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Chloe Palmer

Date

22/08/2023