



Officer Report

Application Number:	HGY/2023/2727
Application Type:	Lawful development: Proposed use
Address:	89 Langham Road, Tottenham, London, N15 3LR
Proposal:	Certificate of Lawfulness for proposed use of part of the dwelling for home working in relation to the operation of a mini-cab service.
Case Officer:	Laina Levassor
Valid Date:	11/10/2023
Applicant:	Mr Mirza Shipkolye
Agent:	

RECOMMENDATION

Permitted Development

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.

ANALYSIS/ASSESSMENT

In order to be considered lawful, the operations related to the provided service must not result in any change which would be considered materially different to that of the use as a single-family dwelling.

The proposed business is described as a mini-cab service which offers transport strictly for wheelchair users. The dwelling would act as a home office base for the purpose of receiving calls/bookings and administration related to the business. The business is not proposed to attract customers to the dwelling itself and would operate on a self-employed driver basis where vehicle owners can operate away from the main premises without the need for a central site.

CONCLUSION

As described, the proposed use would not materially differ from a single family dwelling, the use is thereby considered lawful and a certificate should be issued to this effect.

Informatives:

INFORMATIVE: C3 Use

For the avoidance of doubt, this certificate relates solely to the use of a part of the house for home working in connection to the operation of the occupier's private mini-cab business ancillary to the continued use of the property as a dwellinghouse within the C3 Use Class. It does not continue a change of use.