

Mr. Shloime Godlewsky
Unit 4 Grosvenor Way
London
United Kingdom
E5 9ND

27 October 2023

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

Case Reference HGY/2023/2358
Location 53 Daleview Road, Tottenham, London, N15 6PL
Proposal Proposal is for the erection of a rear dormer roof extension above the existing two storey outrigger.
Received 1 September 2023

In pursuance of their powers under the above Act and Order, the London Borough of Haringey Council as Local Planning Authority hereby CERTIFY that the above proposal described in the application received on the above date, is NOT LAWFUL for the following reason/s:

Title	Description	Date
E01; E02; E03; E04; E05; P01; P02; P03; P04 & P05 – Existing & Proposed Plans, Elevations & Sections		1 September 2023

Case Received On:
1 September 2023

First Schedule

Proposal is for the erection of a rear dormer roof extension above the existing two storey outrigger.

Second Schedule

53 Daleview Road, Tottenham, London, N15 6PL

Robbie McNaughton

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The proposed rear dormer, in addition to a recently approved rear dormer under a separate application that has been implemented would exceed the permitted 40m³ additional volume allowed on the existing roof space. This is contrary to Schedule 2, Part 1, Class B of the General Permitted Development Order.

Informatives:

INFORMATIVE

There is an existing planning permission granted under HGY/2023/0538 for the erection of a ground floor wrap-around rear/infill extension, a rear dormer extension, and the conversion of the property from two self-contained flats into a single dwellinghouse which was approved (with conditions). As this application has been implemented, the additions to the roof space previously approved are considered under this certificate of lawfulness application. The agent has confirmed there is intention to go ahead with the dormer works approved under HGY/2023/0538, however, these works have not been completed currently and are not shown on the plans for this application. The combined additional volume exceeds the permitted 40m³ and so is unlawful.

- 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.