

LAWFUL DEVELOPMENT CERTIFICATE SUPPORTING STATEMENT

Section 191 – Town and Country Planning Act 1990

Application: Lawful Development Certificate (Existing)

Development: Single-storey rear ground floor extension

Site Address:

9 Wellington Avenue
London
N15 6AS

1. Introduction

This statement accompanies an application for a Lawful Development Certificate (Existing) under Section 191 of the Town and Country Planning Act 1990.

The application seeks confirmation that the existing single-storey rear extension at ground floor level at 9 Wellington Avenue is lawful.

The extension was constructed and substantially completed more than four years ago and has remained in continuous existence since that time. As such, the development is immune from enforcement action.

This application, therefore, seeks formal confirmation of the lawfulness of the development.

2. The Site

The application site comprises a residential dwelling located on Wellington Avenue in the London Borough of Haringey.

The property forms part of a residential street characterised by traditional terraced housing.

The property benefits from an existing single-storey rear extension, forming part of the residential accommodation of the dwelling.

3. Description of the Development

The development subject to this application comprises:

A single-storey rear ground floor extension constructed at the rear of the property.

The extension forms part of the main residential dwelling and has been used continuously as residential accommodation.

The extension has remained unchanged since its completion.

4. Relevant Planning Legislation

Section 191 of the Town and Country Planning Act 1990 provides that development becomes lawful where:

no enforcement action may be taken because the time limit for enforcement has expired.

Under Section 171B, operational development becomes immune from enforcement action once the relevant enforcement period has passed.

The extension at the property was substantially completed prior to March 2022 and has therefore existed for a period exceeding four years.

Accordingly, the development is now immune from enforcement action and is lawful.

Applications for Lawful Development Certificates are not assessed on planning merits. The only matter for consideration is whether the development has existed for the required period.

The test to be applied is the balance of probability.

5. Evidence of the Extension

Evidence has been submitted demonstrating that the extension has existed for a period exceeding four years.

The evidence includes:

- Historic aerial imagery
- Photographic evidence

- A statutory declaration

The aerial imagery clearly demonstrates the presence of the extension at the property for a period exceeding the four-year enforcement period.

6. Historic Aerial Evidence

Historic aerial imagery confirms the presence of the rear extension over a number of years.

The following images demonstrate that the extension was already constructed well in excess of the four-year immunity period.

Historic Aerial Image – 2018

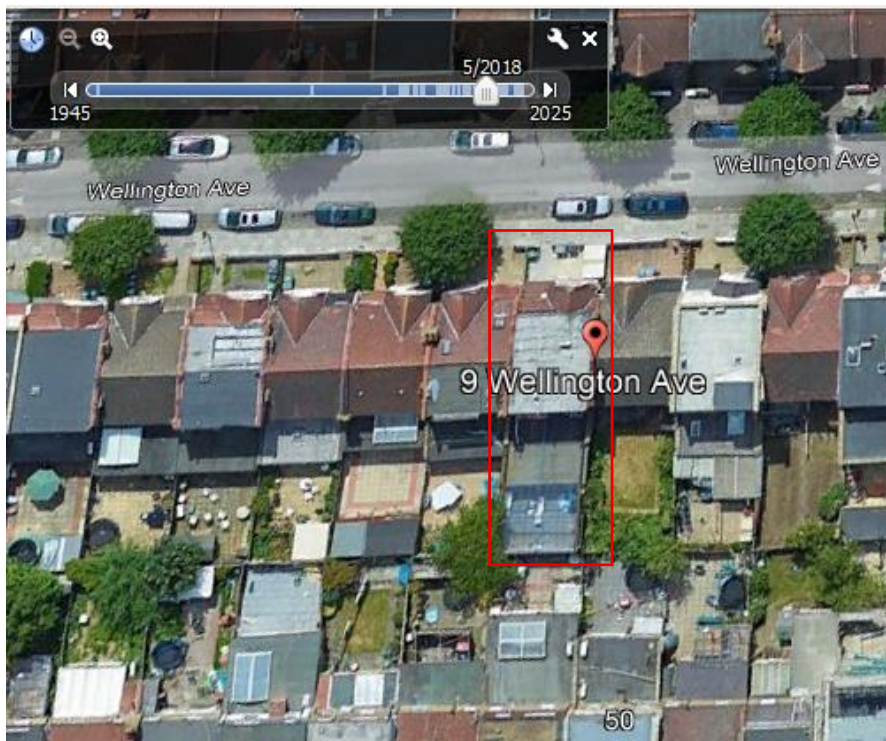


Image showing the rear extension clearly visible.

Source: Google Earth Historic Imagery

Historic Aerial Image – 2020

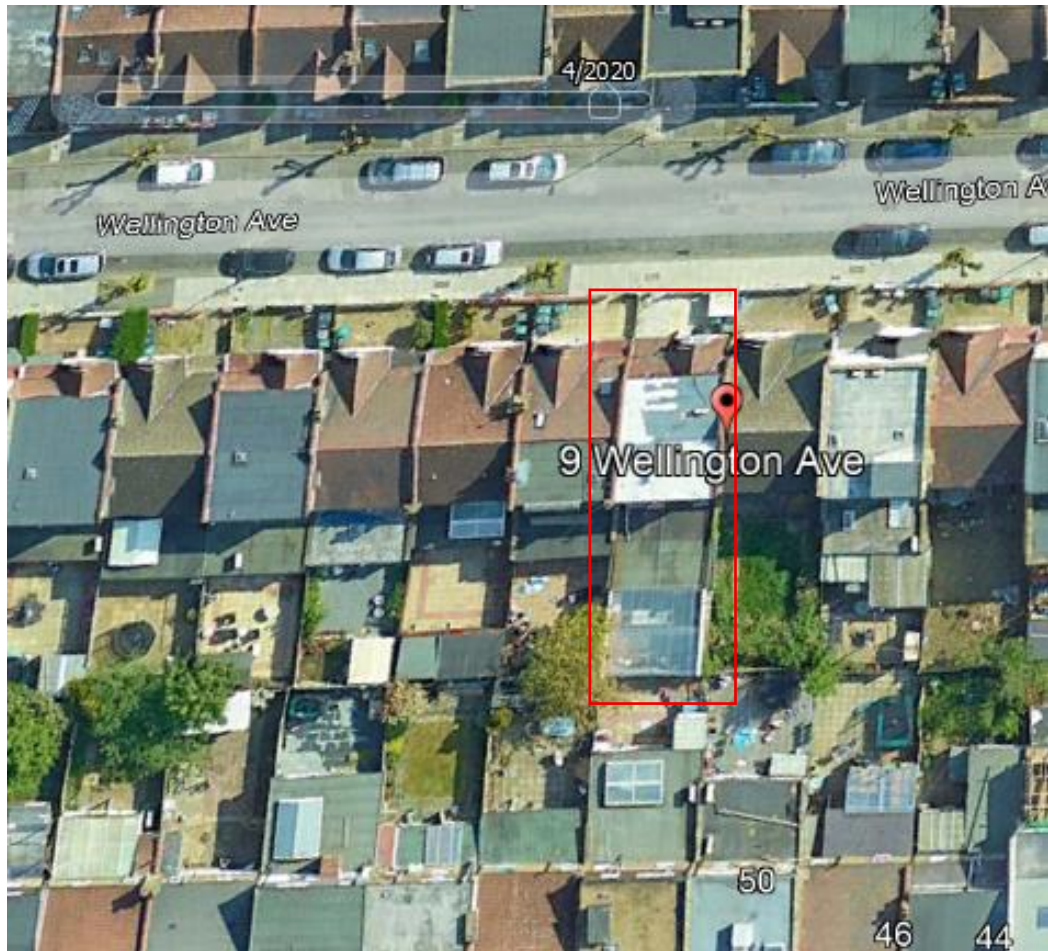


Image confirming the extension remained in place.

Source: Google Earth Historic Imagery

Current Aerial Image – 2022



Current aerial view showing the extension.

Source: Google Earth

Current Aerial Image – 2024



Current aerial view showing the extension.

Source: Google Earth

7. Photographic Evidence

The following photographs show the rear extension as it exists today.

Rear View of Extension



Photos taken in 2026 by the site survey

8. Statutory Declaration

A Statutory Declaration has been provided confirming:

- the date the extension was substantially completed
- that the extension has existed continuously since that time
- that the extension has remained unchanged

The declaration provides sworn evidence confirming the development has existed for a period exceeding four years.

9. Conclusion

The evidence submitted demonstrates that the single-storey rear extension at 9 Wellington Avenue, N15 6AS was substantially completed prior to March 2022.

The development has therefore existed for a period exceeding the four-year enforcement period and is immune from enforcement action under Section 171B of the Town and Country Planning Act 1990.

On this basis, the development is lawful.

The Local Planning Authority is respectfully requested to grant a Lawful Development Certificate confirming the lawfulness of the extension.