

London Borough of Haringey

Station Garage
51a Hillside Road
N15 6LU

For the attention of: Lawful Planning Certificate

Tel. No. 0208 800 0053

Ref: L1020406

Applicant: Ebrahim Mahmud Nadat
Agent: Zakaria Zahir (zakzahir@gmail.com)

16th March 2026

Re: Grounds for Application for Lawful Development Certificate

This application seeks confirmation under Section 191 of the Town and Country Planning Act 1990 that the completed roof works at the above premises constitute lawful development.

The garage building has been in lawful commercial use for in excess of 20 years. The building historically comprised three roof elements:

- A central pitched corrugated roof with ridge height approximately 5.6m above Finished Floor Level (FFL).
- A west wing pitched/flat configuration with a maximum ridge height of approximately 5.0m above FFL.
- An east wing sloped roof section approximately 3.5m.

The east and west roof sections had suffered significant structural deterioration due to prolonged water ingress, timber decay, and persistent ponding.

The works undertaken comprised:

- Removal of the structurally compromised east and west roof sections.
- Localised removal and rebuilding of between 1-3 damaged brick courses at parapet level, reinstated to the original height and line.
- Installation of new timber joists fixed to the existing structural framework.
- Formation of mono-pitch roof planes to improve drainage.
- Connection to the existing rainwater drainage system.

The principal central roof structure remains unchanged.

Importantly:

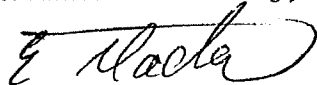
- The former west ridge at approximately 5.0m has been removed.
- No part of the replacement roof exceeds the historic maximum building height.
- The building footprint remains unchanged.
- There has been no increase in cubic volume.
- The rebuilt brickwork does not exceed the former wall height.

Measured survey drawings confirm that the current roof configuration results in a net reduction in overall building height compared with the previous configuration.

The works therefore constitute structural repair and rationalisation within the established building envelope and do not amount to operational development requiring planning permission.

A Certificate of Lawfulness is accordingly sought confirming that the completed works are lawful.

Signed:



Name: Zakaria Zahir, BSc Hons, MIET, CEng. ATLAS

Position: Authorised Agent

Date: 16.03.2026