

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)

16<sup>th</sup> March 2026

**Re: Application for Lawful Development Certificate (Existing Development)**

**1. Background**

The application site comprises a long-established garage workshop which has been operating continuously for in excess of 30 years.

The building is landlocked by surrounding residential rear gardens and lies wholly within the London Borough of Haringey.

The east and west roof sections had deteriorated significantly due to prolonged water ingress, timber decay and persistent ponding, resulting in loss of structural integrity. Structural renewal works were undertaken to prevent further deterioration and to ensure continued safe operation of the premises.

**2. Previous Roof Configuration**

Prior to the works, the building comprised three roof elements:

- A central pitched corrugated roof with ridge height approximately 5.6 metres above Finished Floor Level (FFL).
- A west wing pitched/flat configuration incorporating a higher ridge element.
- An east wing sloped roof section draining toward the central eaves.

Historic imagery and scaled survey comparison indicate that the west wing included a ridge element reaching approximately 5.0 metres above FFL. This height is an approximate value derived from available imagery and measured comparison, as no original architectural drawings are available.

**3. Current Roof Configuration**

Following removal of the structurally compromised east and west roof sections, both wings have been reconstructed within the established building footprint using new timber joists fixed to the retained primary structural members.

Both the east and west roof sections have been formed as single-plane mono-pitch roof elements constructed at similar gradient.

East mono-pitch roof provides a fall of approximately 1.14 metres across a horizontal span of approximately 5.0 metres, equating to a gradient of approximately 1:4.4 (circa 12.9 degrees), West mono-pitch roof provides a fall of approximately 1.82 metres across a horizontal span of approximately 8.0 metres, equating to a gradient of approximately 1:7 (circa 8.1 degrees).

This configuration significantly improves drainage performance and eliminates previous ponding issues.

Rainwater is directed into the existing guttering and downpipe system serving the building.

The principal central roof structure remains unchanged at approximately 5.6 metres above FFL.

No element of the current roof configuration exceeds the historic maximum building height of approximately 5.6 metres at the central ridge.

#### **4. Masonry Repairs**

Between one and three brick courses at parapet level were locally removed due to water damage and reinstated to their original height and alignment to provide adequate structural bearing for new joists.

The wall height has not been increased.

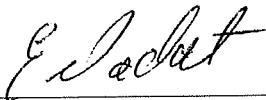
#### **5. Planning Assessment**

The completed works:

- Do not extend the building footprint.
- Do not increase maximum building height.
- Do not increase cubic volume.
- Do not alter the lawful use of the premises.
- Maintain the established masonry envelope of the building.

The works constitute structural renewal and rationalisation of deteriorated roof elements and do not amount to operational development requiring planning permission.

Accordingly, a Certificate of Lawfulness under Section 191 of the Town and Country Planning Act 1990 is sought.

Signed:   
Name: Zakaria Zahir  
Position: Authorised Agent  
Date: 16.03.2026