



Officer Report

Application Number:	HGY/2026/0469
Application Type:	Lawful development: Proposed use
Address:	15A Cholmeley Park, Hornsey, London, N6 5ET
Proposal:	Certificate of lawfulness for proposed use or development, to carry out internal works to the property to remove unauthorised annexe flat, to revert the use solely to as a one single family dwellinghouse (C3).
Case Officer:	Roland Sheldon
Valid Date:	20/02/2026
Applicant:	Mrs Yuliana Mahler
Agent:	Mr Craig Mather

RECOMMENDATION

Approve

1. PLANNING HISTORY

Planning history

HGY/2025/3338: Variation of condition 2 (approved plans) of planning permission HGY/2023/2705 for Demolition of existing rear extension, erection of single-storey rear extension, enlargement of existing side extension, replacement of rear dormer roof extension to main roof, replacement of windows in front elevation to match existing in appearance, replacement of front door, changes to fenestration in side and rear elevations.

Proposed changes to the fenestration on the side/rear elevations, and alterations to design and height of the side extension. Alterations to rear elevation treatment of rear dormer, increase in height of rear dormer by 0.2 metres – Approved 23/01/26

HGY/2023/2705: Demolition of existing rear extension, erection of single-storey rear extension, enlargement of existing side extension, replacement of rear dormer roof extension to main roof, replacement of windows in front elevation to match existing in appearance, replacement of front door, changes to fenestration in side and rear elevations – Approved 10/01/2024

OLD/1987/0239: 15 A 8/5/87 Erection of conservatory – Approved 08/07/1987

OLD/1986/0169: 15 A 7/5/86 Conversion of roof space to form 2 bedrooms and 1 ensuite bathroom. Erection of room over existing garage to form kitchen – Approved 03/07/1986

Planning enforcement history

ENF/2026/0075: Property has been sub-divided to include an annexe flat at ground floor that has been rented out for up to 1.5 years – Ongoing investigation

2. RELEVANT PLANNING LEGISLATION

Section 55 of the Town and Country Planning Act 1990 (as amended) sets out that the use of a single dwellinghouse as two or more separate dwellinghouses involves a material change of use in the building and therefore would require the benefit of full planning permission.

3. ANALYSIS/ASSESSMENT OF THE APPLICATION

In this instance, during the assessment of previous planning application HGY/2025/3338 related to the host building, it was established that the dwelling had been sub-divided through the creation of an annexe 1-bedroom flat over 2 floors, which the applicant indicated had been rented out for at least 1.5 years. The matter was subsequently reported to the Planning Enforcement Team. The applicant has subsequently submitted this certificate of lawfulness for proposed use or development. The are seeking to indicate a proposed remedy of the breach through internal works which would include the demolition of an internal separating wall, construction of a new single staircase serving the property and new internal partitions and external envelope as approved. The submitted proposed plans also show the removal of the existing kitchenette serving the annexe flat on the first floor.

Provided that such works took place, the internal layout would be reverted back to use as a single family dwellinghouse in line with the lawful use of the property.

SUMMARY AND CONCLUSION

If the proposed internal works were completed in accordance with the proposed plans, the layout of the property would be considered to be in accordance with its lawful use as a single family dwellinghouse.

Informatives:

The applicant is advised to liaise with the Planning Enforcement Team to ensure that a timescale is agreed with them in order to ensure the unauthorised use is ceased and carry out internal works required to remedy the breach of planning legislation, and avoid the need for further planning enforcement investigation.