



Officer Report

Application Number:	HGY/2026/0655
Application Type:	Lawful development: Proposed use
Address:	244 Lyndhurst Road, Wood Green, London, N22 5AU
Proposal:	Certificate of Lawfulness Proposed: Amalgamation of two flats back into single dwelling.
Case Officer:	Ben Coffie
Valid Date:	09/03/2026
Applicant:	mrs E Constantinou
Agent:	michael david

RECOMMENDATION

Permitted Development

PLANNING HISTORY

N/A

ANALYSIS/ASSESSMENT

This application seeks to confirm that the amalgamation of 2 self-contained flats in order to revert back to a single family dwelling does not require planning permission and is therefore considered lawful.

Section 55 of the 'Town and Country Planning Act 1990' stipulates that the carrying out for the maintenance, improvement or other alteration of any buildings works of which affect only the interior of the building or do not materially affect the external appearance of the building would not constitute 'development', therefore not require planning permission.

The amalgamation of these units would require only the extent of internal works in order to achieve conversion back to a family dwelling.

CONCLUSION

The proposal is not considered to amount to development requiring planning permission therefore a certificate can be issued.