



De Beauvoir Design Ltd
124 De Beauvoir Road
London, N1 4DJ



**REGISTERED
INTERIOR
DESIGNER®**
COLLECTIVE MARK

7 May 2026

Planning Department
London Borough of Haringey

Re: Application for a Certificate of Lawfulness (Proposed) — Erection of a Garden Studio

Site Address: 72 Wood Vale, London, N10 3DN

Dear Sir or Madam,

I write in support of my application for a Certificate of Lawfulness for a Proposed Use/Development under Section 192 of the Town and Country Planning Act 1990, in respect of the erection of a garden studio at the above site. I set out below the basis on which I submit that the proposed development falls within the scope of permitted development under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and that no planning permission is therefore required.

1. Description of the Proposed Development

The proposal is for the erection of a single-storey detached garden studio at the rear of the garden of the dwelling at 72 Wood Vale, London, N10 3DN. The studio will be used ancillary to the main dwelling as a gym and wellness studio for the personal use of the occupants. The building will be sited wholly within the rear curtilage of the dwelling, behind the principal elevation of the house.

2. The Permitted Development Position

I submit that the proposed studio constitutes permitted development under Class E of Part 1, Schedule 2 of the GPDO. Class E permits the provision, alteration or improvement of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the maintenance of such buildings, enclosures or pools, within the curtilage of the dwellinghouse. I address each of the relevant conditions and limitations in turn below.

3. Compliance with Class E Conditions and Limitations

3.1 Incidental to the Enjoyment of the Dwellinghouse (E.1(a))

The studio is for use as a private gym and wellness space. It will be used solely by the occupants of the main dwelling for purposes ancillary and incidental to the residential use of the house. There will be no separate occupation, commercial activity, or self-contained living accommodation. This use falls squarely within the definition of a purpose incidental to the enjoyment of the dwellinghouse.

3.2 Not to be Used as a Dwelling / No Sleeping Accommodation (E.1(b))

The proposed building will not be used as a dwelling and will not contain any sleeping accommodation. The building will be used exclusively for gym and wellness purposes. Accordingly, the limitation under E.1(b) is satisfied.

3.3 Location — Not Forward of the Principal Elevation (E.1(c))

The studio will be positioned at the rear of the garden, wholly within the rear curtilage of the dwelling. It is not forward of, nor does it project beyond, the principal elevation of the dwellinghouse, nor any side elevation of the dwellinghouse that fronts a highway. The condition under E.1(c) is therefore met.

3.4 Maximum Height (E.1(d))

The proposed studio has a maximum overall height of 3 metres at the rear (the ridge). As the building has a mono-pitch roof profile with the highest point at 3 metres, it falls within the 4-metre maximum height limit for buildings with a ridged roof permitted under Class E. Furthermore, as the structure is within 2 metres of the boundary, the maximum eaves height at the front of the building is 2.5 metres, which is below the 2.5-metre eaves height limit applicable in such circumstances. The height conditions are therefore satisfied.

3.5 No Verandah, Balcony or Raised Platform (E.1(e))

The proposed studio does not include any verandah, balcony or raised platform. The floor will be at or near ground level. The condition under E.1(e) is satisfied.

3.6 Coverage of the Curtilage — Not More than 50% (E.1(f))

The total area of ground covered by the proposed outbuilding and any existing outbuildings within the curtilage (excluding the original dwellinghouse) does not exceed 50% of the total area of the curtilage. Evidence of the curtilage area and the footprint calculations is provided in the accompanying site plan and supporting documentation.

4. No Exclusions or Restrictions Apply

The dwelling at 72 Wood Vale is not a listed building and the site is not within a Conservation Area, Area of Outstanding Natural Beauty, National Park, the Broads, or World Heritage Site. The property is not within land designated under Article 2(3) of the GPDO. No Article 4 Direction has been identified as applying to the site which would remove Class E permitted development rights. Accordingly, none of the exclusions set out in Part 1, Schedule 2 of the GPDO apply and permitted development rights remain intact.

5. Conclusion

For the reasons set out above, I am satisfied that the proposed garden studio falls within the scope of permitted development under Class E of Part 1, Schedule 2 of the GPDO, and that no planning permission is required. I respectfully request that the London Borough of Haringey issue a Certificate of Lawfulness confirming this position.

I am happy to provide any further information or clarification that may be required. Please do not hesitate to contact me at the address above.

Yours faithfully,

Kim Cable, De Beauvoir Design

Acting on behalf of M Lewis owner of 72 Wood Vale, London, N10 3DN