

21a Ripon Road N17 6PP

Planning Statement

Proposal: Roof lights at 21A Ripon Road N17 6PP Certificate of Lawfulness for existing rooflights.

June 2026

Introduction

This statement accompanies an application made under Section 191 of the Town and Country Planning Act 1990 (as amended) seeking a Certificate of Lawfulness of Existing Development in respect of roof lights installed at 21A Ripon Road, London N17 6PP.

The application relates solely to the insertion of roof lights within the roof slopes of the building. The roof lights constitute operational development and have been in place continuously for a period exceeding four years prior to the date of this application.

The purpose of this application is to establish formally that the development is lawful for planning purposes and immune from enforcement action.

Legislative Framework

Section 191(1)(b) of the Town and Country Planning Act 1990 allows one to apply for a Certificate of Lawfulness to ascertain whether operational development carried out on land is lawful.

Section 191(2) provides that development is lawful if no enforcement action may then be taken in respect of it.

This application provides evidence that the rooflights have been in situ for in excess of four years. The Local Planning Authority is required to determine whether, on the balance of probability, the development has become lawful through the passage of time. Government guidance confirms that applications under Section 191 are determined on evidential grounds and that planning merits are not relevant to the determination. The applicant must provide sufficient evidence to demonstrate that the development is lawful on the balance of probability.

Evidence Submitted

The following evidence is provided to support this application.

1. Final BC completion certificate dated 19th July 2021. This is issued after works have been completed.
2. Google earth and Google Street View images also confirm that the windows were installed more than four years ago.

Google Earth: Image capture 05/2022 – 5 rooflights clearly visible (the slider on the top left hand side of the image shows the date as 05/22)



Google Streetview:

Fig 1: Image captured Feb

Link: https://www.google.com/maps/place/21A+Ripon+Rd,+London+N17+6PP/@51.589103,-0.0861265,3a,75y,210.82h,87.36t/data=!3m7!1e1!3m5!1s91Qj4uu2IQxkOlG2eSnSPA!2e0!6shttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fcb_client%3Dmaps_sv.tactile%26w%3D900%26h%3D600%26pitch%3D2.635702636089704%26panoid%3D91Qj4uu2IQxkOlG2eSnSPA%26yaw%3D210.8183580354427!7i16384!8i8192!4m6!3m5!1s0x48761c058892c261:0x45f88a4598e38a40!8m2!3d51.5888264!4d-0.0861539!16s%2Fg%2F11cslxhncc?entry=tту&_ep=EgoyMDI2MDYwMS4wKXMDSoASAFQAw%3D%3D

Image:



Fig 2 – Google Street View Feb 2022

Link: https://www.google.com/maps/place/21A+Ripon+Rd,+London+N17+6PP/@51.5889421,-0.0859983,3a,46.9y,286.14h,98.37t/data=!3m7!1e1!3m5!1sGscgmfE7Xh0hQ6w1AyEMtA!2e0!6shhttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fcb_client%3Dmaps_sv.tactile%26w%3D900%26h%3D600%26pitch%3D-8.368896382693407%26panoid%3DGscgmfE7Xh0hQ6w1AyEMtA%26yaw%3D286.1449468652097!7i16384!8i8192!4m6!3m5!1s0x48761c058892c261:0x45f88a4598e38a40!8m2!3d51.5888264!4d-0.0861539!16s%2Fg%2F11cslxhncc?entry=tту&_ep=EgoyMDI2MDYwMS4wIKXMDSoASAFQAw%3D%3D

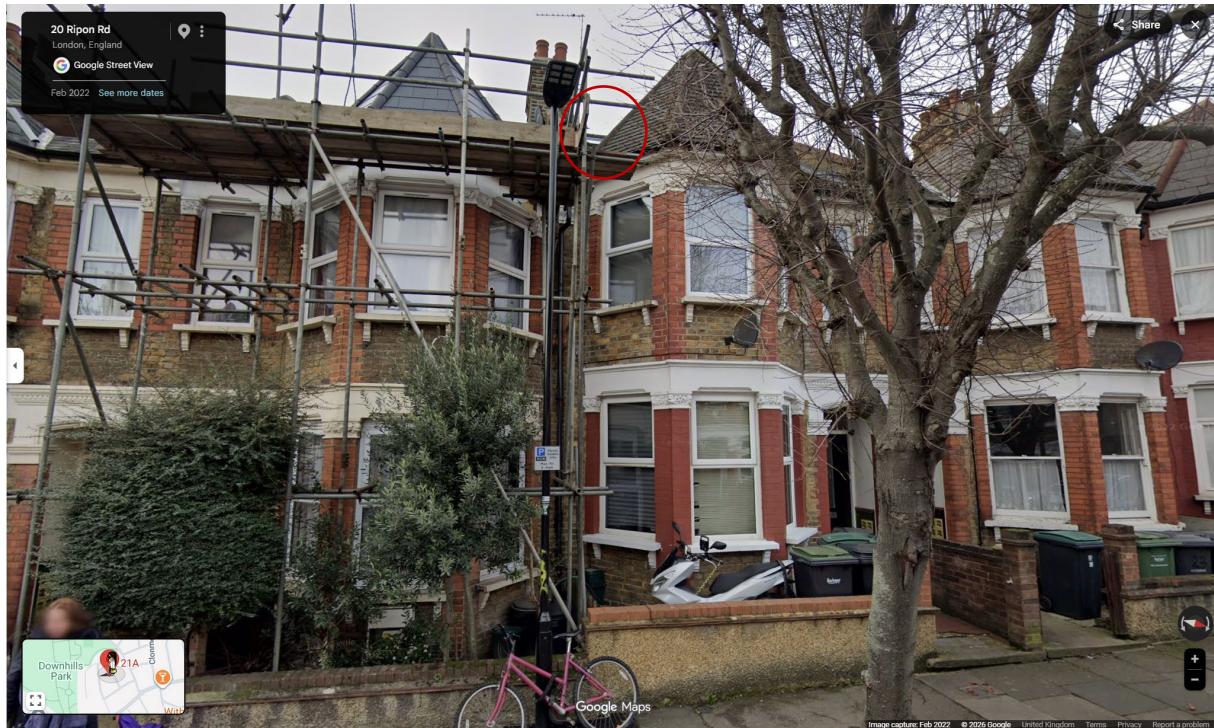
Image:



Fig 3 – Google Street View 2022

Link: https://www.google.com/maps/place/21A+Ripon+Rd,+London+N17+6PP/@51.5890244,-0.0860634,3a,61.5y,254.78h,98.08t/data=!3m7!1e1!3m5!1sH2biRQnWGd8uCZhbbOnSCA!2e0!6shttps://pa.googleapis.com/v1/fvt/thumbnail?client=maps_sv,tactile%26w%3D900%26h%3D600%26pitch%3D-8.082112012791697%26panoid%3DH2biRQnWGd8uCZhbbOnSCA%26yaw%3D254.77883285934826!7i16384!8i8192!4m6!3m5!1s0x48761c058892c261:0x45f88a4598e38a40!8m2!3d51.5888264!4d-0.0861539!16s%2Fg%2F11cslxhncc?entry=tту&_ep=EgoyMDI2MDYwMS4wLWVlKXMDSoASAFQAw%3D%3D

Image:



Conclusion

The roof lights at 21A Ripon Road, London N17 6PP constitute operational development that was substantially completed no later than May 2022.

The development was therefore completed before 25 April 2024 and falls within the transitional provisions preserving the four-year immunity period for operational development.

More than four years have elapsed since the development was completed, no enforcement action has been taken, and the development is now immune from enforcement action.

Accordingly, the Local Planning Authority is respectfully requested to issue a Certificate of Lawfulness of Existing Development under Section 191 of the Town and Country Planning Act 1990 confirming the lawfulness of the roof lights shown in the photo evidence above.

Submitted on behalf of the applicant.

Anthony Adler MSc

Director

EA Town Planning LTD