



6th Floor, River Park House, 225 High Road, Wood Green, London, N22 8HQ

Planning Service

E-mail: planningcustomercare@haringey.gov.ukWebsite: www.haringey.gov.uk/planning-and-building-control

Tel: 020 8489 5504

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Nick

Surname

Bishop

Company Name

Address

Address line 1

2 Oldfield Mews

Address line 2

Hornsey

Address line 3

Town/City

London

County

Haringey

Country

Postcode

N6 5XA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☒ Yes
- ☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

The proposal includes minor external building operations to the front elevation to facilitate the garage conversion. These operations consist of:

Removal of Existing Fixtures: The existing up-and-over metal garage door assembly, tracking hardware, and timber infill fascia panel will be carefully dismantled and removed.

Substructure & Brickwork Infill: The excavation of a localised 400mm wide concrete floor strip directly beneath the garage door zone down to the flanking house foundations to provide a clean, level structural base. Building up a new insulated cavity wall leaf from the footings, featuring Class B engineering bricks up to a 150mm plinth line.

External Render Finish: Application of a maximum 20mm external sand and cement render finish over the new lightweight aggregate blockwork outer leaf. The wet render coat will be hand-cut with horizontal Ashlar-effect decorative detailing lines to seamlessly replicate the spacing, depth, and alignment of the existing continuous rusticated architectural banding running across the adjacent mews facade.

Window Installation: The insertion of a high-performance, white uPVC double-glazed window unit centred within the new infill opening, positioned directly beneath the underside of the existing retained structural concrete lintel beam.

Drainage & Hardstanding: No new streets, new property accesses, or additional hardstandings are being created. The existing concrete/asphalt driveway surface is to be fully retained/reinstated as required, falling away from the new property threshold to channel surface rainwater safely toward the main mews drainage layout as per the original site conditions.

All dimensions, precise sitings, and detailed material specifications for these building operations are explicitly illustrated on the accompanying application drawings: Sheet 1 (Site Location & Block Plans), Sheet 2 (Existing Floor Plans Showing Demolition), Sheet 3 (Existing Elevation Showing Demolition), Sheet 4 (General Arrangement Plan), and Sheet 5 (Proposed Elevation).

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
- ☒ No

Has the proposal been started?

- ☐ Yes
- ☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing property at 2 Oldfield Mews is a long-established, purpose-built mid-terrace three-storey residential townhouse falling under Use Class C3 (Dwellinghouses). The building is entirely lawful based on the following grounds:

Established Residential Use: The property has been continuously occupied as a single-family domestic dwelling since its original construction under its original planning permission.

Footprint Continuity: The physical building structure, including the integral ground-floor garage space being altered, forms part of the original, legally approved architectural fabric of the mews development.

Immunity from Enforcement: The building has been structurally complete and occupied in its current form for a period far exceeding the statutory 4-year and 10-year time limits outlined under Section 171B of the Town and Country Planning Act 1990. It is therefore wholly immune from any planning enforcement action and is entirely lawful in both its current physical state and its ongoing residential use.

The proposed internal configuration and minor external window/render infill operations will maintain this lawful Class C3 use, with the converted space remaining completely ancillary to the main single-family home.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

The application is accompanied and supported by a comprehensive architectural drawing package that illustrates the existing site context, the lawful boundary lines, and the precise nature of the proposed external operations. The supporting documentary evidence consists of the following technical drawings:

Sheet 1: Site Location Plan & Block Plan (Scale 1:1250 / 1:500) – Delineating the precise legal property boundary outlined in red, confirming its context within the terrace layout.

Sheet 2: Existing Ground Floor Plan (Scale 1:50) – Illustrating the baseline layout of the integral garage prior to any alterations.

Sheet 3: Existing Front Elevation / Demolition Plan (Scale 1:50) – Detailing the existing garage door assembly and tracking hardware scheduled for careful removal.

Sheet 4: Proposed General Arrangement Floor Plan (Scale 1:50) – Illustrating the internal layout configuration of the new habitable lounge, the fire-protected utility enclosure, and the rear kitchen pantry cupboard.

Sheet 5: Proposed Front Elevation & Detail (Scale 1:50) – Proving aesthetic compliance by showing the new high-performance uPVC window and the horizontal hand-cut Ashlar-effect render detailing lines meticulously designed to match the adjacent property at No. 3 and the wider mews facade.(Note: The complete technical package also includes Sheet 4, Sheet 6, and Sheet 7 covering internal building regulations specifications, which are held on file and fully prepared for the subsequent Building Control submission phase).

Note: The complete technical package also includes Sheet 6 and Sheet 7 covering structural section and building regulations specification notes, which are held on file and fully prepared for the subsequent Building Control submission phase.

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

A Lawful Development Certificate should be granted because the proposal fully satisfies all statutory criteria for Permitted Development set out under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The project qualifies as lawful based on the following specific compliance points:

No Change of Use: The property is a legally established single-family dwellinghouse (Use Class C3). The conversion of the integral garage into a lounge simply reorganises the existing internal layout. The space will remain entirely ancillary to the primary residential home.

No Increase in Footprint or Volume: The building operations are contained entirely within the existing internal structural volume of the property. There is absolutely no external enlargement, extension, or alteration to the roofline.

Aesthetic Materials Match: The external alterations are strictly minor and localised to the front ground-floor building line. As explicitly illustrated on Sheet 5, the new infill wall features a horizontal hand-cut Ashlar-effect render designed to precisely replicate the alignment, depth, and texture of the existing terrace facade. The white uPVC window perfectly mirrors the style, profile, and visual character of the immediate adjacent property at No. 3.

Highway & Boundary Compliance: The operations do not encroach onto the public mews highway, do not extend beyond any legal boundary lines, and do not include the creation of any new structural platforms or hardstandings.

No Retained PD Restrictions: A review of the planning history for the mews indicates that Permitted Development rights under Class A remain fully intact for this planning unit, and approximately half of the adjacent mews properties have successfully executed identical garage conversions.

As the proposal strictly adheres to all standard dimensional and material constraints of Class A, the development represents a lawful operation that does not require an application for full Planning Permission.

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

Title Number:
Unregistered

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

- ☒ Yes
☐ No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234)

8737-4029-5200-0931-3202

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

0.00

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☒ Yes

☐ No

Please provide the number of existing and proposed parking spaces.

Vehicle Type:

Cars

Existing number of spaces:

1

Total proposed (including spaces retained):

1

Difference in spaces:

0

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Daniel England

Date

16/06/2026