

Planning Statement

Property:

92B High Road, London, N15 6JU

Introduction

This statement has been prepared in support of an application seeking to confirm the lawful status of the existing first-floor extension at 92B High Road, N15 6JU.

The application relies upon historic evidence demonstrating that the extension has been in existence for a period exceeding four years and is therefore immune from enforcement action under Section 171B of the Town and Country Planning Act 1990 (as amended).

Site and Planning Background

The property comprises a residential dwelling located on High Road, N15. An extension at first-floor level forms part of the existing built form of the property.

A review of historic aerial photography and Google Street View imagery demonstrates that the extension was constructed between 2012 and 2014 and has remained in place continuously since that time.

Evidence of Construction

The principal evidence consists of historic Google Street View imagery.

The Google Street View image dated 2012 shows the property prior to construction of the first-floor extension. The extension is clearly absent from the building at that time.

The subsequent Google Street View image dated 2014 shows the first-floor extension fully constructed and incorporated into the dwelling. The extension is clearly visible and forms part of the established building envelope.

The comparison of these images demonstrates that the development was completed between 2012 and 2014.



Lawfulness

Section 171B of the Town and Country Planning Act 1990 provides that operational development becomes immune from enforcement action after four years from the date of substantial completion.

The evidence submitted demonstrates that the first-floor extension was substantially completed no later than 2014. Accordingly, the extension has existed for well in excess of four years and is therefore immune from enforcement action.

The extension has remained physically present and unchanged throughout this period, and there has been no interruption to its existence.

Conclusion

The submitted evidence demonstrates, on the balance of probabilities, that the first-floor extension at 92B High Road, N15 6JU was constructed between 2012 and 2014 and has remained in place continuously since completion.

As the development has existed for a period significantly exceeding four years, it is now lawful through the passage of time and benefits from immunity from enforcement action under Section 171B of the Town and Country Planning Act 1990.

The Local Planning Authority is therefore respectfully requested to issue a Lawful Development Certificate confirming the lawful status of the existing first-floor extension.