



**10 ELDER AVENUE,
CROUCH END,
LONDON, N8 9TH**

APPLICATION FOR A CERTIFICATE OF LAWFUL PROPOSED USE OR DEVELOPMENT (CLOPUD)

*“Erection of single-storey rear extension and rear garden outbuilding,
and installation of two rooflights to the front roofslope”*

PLANNING STATEMENT

**PREPARED BY
RENEW PLANNING LIMITED**

**ON BEHALF OF STREAMCROSS LIMITED
(THE APPLICANT)**

JUNE 2026

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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared on behalf of Streamcross Limited ('the applicant') in support of an application made under Section 192 of the Town and Country Planning Act 1990 for a Certificate of Lawful Proposed Use or Development (CLOPUD) relating to the residential dwellinghouse (Class C3) at no. 10 Elder Avenue, Crouch End, N8 8TH ('the application site').
- 1.2 The purpose of the application is to confirm that the proposed construction of a single-storey rear extension and outbuilding together with the installation of two Velux rooflights on the front roof slope falls within the provisions of Schedule 2, Part 1, Classes A, C & E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and is lawful.
- 1.3 Accordingly, the following documentation is submitted in support of this application:
- Completed Application Form.
 - Site Location Plan.
 - Drawing Nos:
 - EX.01 Existing Cellar Plan
 - EX.02 Existing Ground Floor Plan
 - EX.03 Existing First Floor Plan
 - EX.04 Existing Second Floor Plan
 - EX.05 Existing Roof Plan
 - EX.06 Existing Sections
 - EX.07 Existing Elevations
 - PD.01 Proposed Ground Floor Plan
 - PD.02 Proposed Roof Plan
 - PD.03 Proposed Section
 - PD.04 Proposed Elevations
 - PD.05 Proposed Elevations
 - Planning Statement (June 2026), prepared by RENEW Planning Limited (this document).
- 1.4 The application has been submitted to the Council via the Planning Portal (PP-15005276) together with the necessary fee payment.

2.0 SITE AND SURROUNDING AREA

- 2.1 The application site comprises a two-storey residential dwellinghouse located on the western side of Elder Avenue in Crouch End. The property is situated at a broadly midpoint of a housing terrace extending from the southern end of Elder Terrace northwards towards Fairfield Gardens and Tottenham Lane.
- 2.2 The dwelling is configured over ground and first floors and has an overall gross internal area of 239m² (excluding cellar). It has a large garden extending approximately 22m to the rear and up to its boundary with Cairncross Mews.

2.3 The building is not statutorily listed but is situated within the Crouch End Conservation Area.

3.0 PLANNING HISTORY

3.1 The Council's electronic planning register does not contain any entries relating to this site.

4.0 PROPOSED DEVELOPMENT

4.1 The proposed development comprises the following:

- Erection of a full width ground floor extension (30.5m² GIA) projecting 3m to the rear (as measured from the rear wall of the original dwellinghouse) and with a maximum height of 2.99 on each side boundary (measured from existing ground level).
- Installation of two Velux rooflights on the front roof slope.
- Erection of an outbuilding (55.5m² GIA) in the rear garden measuring 10.5m wide x 7.8m deep (maximum) reducing to 4.7m wide x 4.9m deep and with an overall height of 2.5m at the side boundaries increasing to 3m (maximum) centrally.

5.0 ASSESSMENT PROTOCOLS

5.1 Section 192 of The Town and Country Planning Act provides as follows:

(1) If any person wishes to ascertain whether –

- (a) any proposed use of buildings or other land; or*
- (b) any operations proposed to be carried out in, on, over or under land,*

Would be lawful, he may make an application for the purpose to the local planning authority specifying the land and describing the use or operations in question.

(2) If, on an application under this section, the local planning authority are provided with information satisfying them that the use or operations described in the application would be lawful if instituted or begun at the time of the application, they shall issue a certificate to that effect; and in any other case they shall refuse the application.

(3) A certificate under this section shall –

- (a) specify the land to which it relates;*
- (b) describe the use or operations in question (in the case of any use falling within one of the classes specified in an order under section 55(2)(f), identifying it by reference to that class);*
- (c) give the reasons for determining the use or operations to be lawful; and*
- (d) specify the date of the application for the certificate.*

(4) The lawfulness of any use or operations for which a certificate is in force under this section shall be conclusively presumed unless there is a material change, before the use is instituted or the operations are begun, in any of the matters relevant to determining such lawfulness.

5.2 Section 193(1) also provides:

(1) An application for a certificate under section 191 or 192 shall be made in such a manner as may be prescribed by a development order and shall include such particulars, and be verified by such evidence, as may be required by such an order or by any directions given under such an order or by the local planning authority.

5.3 The National Planning Practice Guidance (NPPG) further states (in part) at Paragraph 006 (reference ID: 17C-006-20140306):

“The applicant is responsible for providing sufficient information to support an application, although a local planning authority always needs to co-operate with an applicant who is seeking information that the authority may hold about the planning status of the land. A local planning authority is entitled to canvass evidence if it so wishes before determining an application. If a local planning authority obtains evidence, this needs to be shared with the applicant who needs to have the opportunity to comment on it and possibly produce counter-evidence.

In the case of applications for proposed development, an applicant needs to describe the proposal with sufficient clarity and precision to enable a local planning authority to understand what exactly is involved”.

5.4 The NPPG additionally states at Paragraph 009 (reference ID: 17c-009-2014036):

“A local planning authority needs to consider whether, on the facts of the case and relevant planning law, the specific matter is or would be lawful. Planning merits are not relevant at any stage in this particular application or appeal process.

In determining an application for prospective development under section 192 a local planning authority needs to ask ‘if this proposed change of use had occurred, or if this proposed operation had commenced, on the application date, would it have been lawful for planning purposes?’

A local planning authority may choose to issue a lawful development certificate for a different description from that applied for, as an alternative to refusing a certificate altogether. It is, however, advisable to seek the applicant’s agreement to any amendment before issuing the certificate. A refusal is not necessarily conclusive that something is not lawful, it may mean that to date insufficient evidence has been presented”.

5.5 With all such applications (whether ‘existing’ or ‘proposed’), the onus of proof is on the applicant with the test of lawfulness being on ‘the balance of probability’.

6.0 COMPLIANCE ASSESSMENT

Legal Context

Class A: Extensions to a dwellinghouse

6.1 Class A of Schedule 2, Part 1 of the General Permitted Development Order 1995 (as amended) gives provision for a single-storey extension to a single-family dwellinghouse, including within

a Conservation Area and not subject to an Article 4 Direction, providing the extension: extends beyond the side elevation of the original dwellinghouse, does not, including other additions or buildings, cover more than 50% of land around the 'original house', is not forward of the principal elevation or side elevation fronting a highway, is not higher than the highest part of the roof, the height of the eaves does not exceed a depth (in the case of a rear extension) of e metres for an attached house and 4 metres for a detached house, is not higher (in the case of a rear and side extension) than 4 metres, does not exceed a width (in the case of a side extension) of more than half the width of the original dwellinghouse, the eaves height does not exceed 3 metres where the extension is within 2 metres of the boundary, has no verandas or balconies.

Class C: Other Alterations to the Roof of a Dwelling House

- 6.2 Class C of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) gives provision for alterations to the roof of a single-family dwellinghouse, including within a Conservation Area and not subject to an Article 4 Direction, providing the alteration: would not extend more than 0.15m from the roof plane, would not be higher than the highest part of the existing roof; would not consist of or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

Class E: Buildings etc incidental to the enjoyment of a dwellinghouse

- 6.3 Class E of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) gives provision for any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure, including within a Conservation Area and not subject to an Article 4 Direction, providing the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse); any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse; the building would have more than a single storey; the height of the building, enclosure, or container would exceed 4 metres in the case of a building with a dual-pitched roof, 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or 3 metres in any other case; the height of the eaves of the building would exceed 2.5 metres; the building, pool or container would be situated within the curtilage of a listed building; it would include the construction or provision of a verandah, balcony or raised platform; it relates to a dwelling or a microwave antenna; or the capacity of the container would exceed 3,500 litres.

Compliance Assessment

Single-Storey Rear Extension (Class A)

Single Dwellinghouse

- 6.4 Yes.

Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

6.5 No.

As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

6.6 No. The total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would be 13% including the existing non-original rear extension, increasing to 13.7% without it – see below calculation.

• Site Area (excluding original dwelling) - A	=	246m ²
• Existing Rear Extension (assumed non-original) - B	=	13.6m ²
• Total Curtilage Area (excluding original dwelling) - C (A + B)	=	259.6m ²
• Proposed Rear Extension Footprint - D	=	33.7m ²
• Development & Other Buildings Cover (%) - E (D/A)	=	13.7%
• Development & Other Buildings Cover (%) - F (D/C)	=	13%

6.7 It is also proposed to construct a rear outbuilding under Class E. Together with the proposed rear extension, this would have the effect of increasing the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) to between 37.9%-40% - per below.

• Site Area (excluding original dwelling) - A	=	246m ²
• Existing Rear Extension (assumed non-original) - B	=	13.6m ²
• Total Curtilage Area (excluding original dwelling) - C (A + B)	=	259.6m ²
• Proposed Rear Extension Footprint - D	=	33.7m ²
• Proposed Outbuilding Footprint - E	=	64.7m ²
• Combined Building Footprint - F (D & E)	=	98.4m ²
• Development & Other Buildings Cover (%) - G (F/A)	=	40%
• Development & Other Buildings Cover (%) - H (F/C)	=	37.9%

The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

6.8 No.

The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

6.9 No.

The enlarged part of the dwellinghouse would extend beyond a wall which (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse;

6.10 No.

The enlarged part of the dwellinghouse would have a single storey and (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached

dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height.

- 6.11 No - the rear extension has a depth of 3 metres and maximum height of 2.99m measured from existing ground level.

The enlarged part of the house would have more than a single storey and (i) extend beyond the rear wall of the original dwellinghouse by 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

- 6.12 No.

The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would (i) exceed 4 metres in height, (ii) have more than a single storey, or (iii) have a width greater than half the width of the original dwellinghouse;

- 6.13 No.

It would consist of or include (i) the construction or provision of a verandah, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse;

- 6.14 No.

In the case of Article 2(3) land, the development would (a) consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles; or (b) the enlarged part of the dwellinghouse would extend beyond a wall forming the elevation; (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse;

- 6.15 No.

The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

- 6.16 Yes. The rear extension would be constructed from a matching brick stock.

Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be (i) obscure-glazed, and (ii) non-openable unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed;

- 6.17 N/A.

Where the enlarged part of the dwellinghouse has more than a single-storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse;

- 6.18 N/A.

Front Rooflights (Class C)

Single Dwellinghouse

6.19 Yes.

Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

6.20 No.

Alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

6.21 No.

It would result in the highest part of the alteration being higher than the highest part of the original roof;

6.22 No.

It would consist of or include (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment;

6.23 No

Any window located on a roof slope forming a side elevation of the dwellinghouse must be obscure-glazed, and non-opening unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed;

6.24 N/A.

Rear Garden Outbuilding (Class E)

Dwellinghouse

6.25 Yes.

Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

6.26 No.

The total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

6.27 No. The total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would be between 37.9%-40% of the total area of

curtilage (excluding the ground area of the original dwellinghouse) when combined with the proposed single-storey rear extension under Class A (see paragraph 6.7 above).

Any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;

6.28 No.

The building would have more than a single storey;

6.29 No.

The height of the building, enclosure or container would exceed (i) 4 metres in the case of a building with a dual-pitched roof, (ii) 2.5m in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or (iii) 3 metres in any other case.

6.30 No – the maximum height of the outbuilding would be no more than 2.5 metres within 2 metres of the boundary of the curtilage of the dwellinghouse.

The height of the eaves of the building would exceed 2.5 metres;

6.31 No – the maximum eaves height is 2.5m.

The building, enclosure, pool or container would be situated within the curtilage of a listed building;

6.32 No.

It would include the construction or provision of a verandah, balcony or raised platform;

6.33 No.

It relates to a dwelling or a microwave antenna;

6.34 No.

The capacity of the container would exceed 3,500 litres;

6.35 N/A.

In the case of Article 2(3) land, if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse;

6.36 No.

7.0 CONCLUSION

- 7.1 The proposal falls within the provisions of Schedule , Part 1, Classes A, B and E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and is therefore lawful.