

Mr Slater Slater
The Leather Market
The Leather Market
The Leather Market
London
SE1 3ER

29 June 2026

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 192
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
ARTICLE 39**

Case Reference HGY/2026/1564
Location 12 Gloucester Road, Tottenham, London, N17 6DH
Proposal Certificate of lawfulness: proposed erection of a single storey rear extension and rear dormer including the insertion of 3x front rooflights to an existing HMO (Class C4 Use).
Received 3 June 2026

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby certify that the above proposal, described in the application received on the above date, is lawful, as the proposal does constitute development within the meaning of Section 55 of the Town and Country Planning Act 1990, but that application for permission in respect thereof would NOT BE REQUIRED under Part III of the Act, as the development constitutes PERMITTED DEVELOPMENT .

Title	Description	Date
171_PL1_GA_02 Rev E		12 June 2026
171_PL1_GA_01 Rev G		26 June 2026

Case Received On:
3 June 2026

First Schedule

Certificate of lawfulness: proposed erection of a single storey rear extension and rear dormer including the insertion of 3x front rooflights to an existing HMO (Class C4 Use).

Second Schedule

12 Gloucester Road, Tottenham, London, N17 6DH

**Head of Development Management and Planning Enforcement
Planning Service**

Informatives:

INFORMATIVE: The applicant is reminded that in order for the proposed alterations to comply with Class A and B, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

INFORMATIVE: Limitation of Certificate to Class C4 HMO Use

The applicant is advised that this Certificate relates solely to the use of the property as a small House in Multiple Occupation (Use Class C4) occupied by not more than 6 residents. Any increase in the number of occupants beyond six persons may result in a material change of use from Use Class C4 to a larger HMO (Sui Generis), which would require separate planning permission. Accordingly, the single-storey rear extension, rear dormer extension and front rooflights approved under this Certificate can only be relied upon in connection with the lawful use of the property as a Class C4 HMO and not any larger HMO use.

- 1 You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.