



Officer Report

Application Number: HGY/2026/1526
Application Type: Lawful development: Proposed use
Address: 23 Greenfield Drive, Hornsey, London, N2 9AF
Proposal: Certificate of Lawfulness (proposed) for porch extension with entrance door, sliding glass door to rear elevation, single rooflight to front main roof, and internal reconfigurations.
Case Officer: Anna Anderson
Valid Date: 29/06/2026
Applicant: 6
Agent: Un Fat Lau

RECOMMENDATION

Permitted Development

PLANNING HISTORY

The planning history of the site has been taken into account when coming to this decision.

RELEVANT PLANNING LEGISLATION

The application has been made under section 192 of the Town and Country Planning Act 1990 and relevant amendments. This is not a planning application but instead the applicant seeks confirmation that the proposed development is lawful. As such, the impact of the proposed development of the neighbour's amenities or the character of the area cannot be taken into consideration for this submission.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Class C: Any other alteration to the roof of a dwellinghouse

A certificate lawfulness for rooflights can be issued if the proposal meets all the criteria under The Town and Country Planning (Generally Permitted Development) (England) Order 2015 – Part 1, Class C 'Any other alteration to the roof of a dwellinghouse'.

(a) permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

The dwellinghouse was built out in accordance with planning permission reference HGY/1993/0237 approved on 13th October 1993 for residential development comprising 28 No two storey dwellinghouses (C3).
Complies

(b) The alteration would not protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.

Complies

(c) It would not result in the highest part of the alteration being higher than the highest part of the original roof.

Complies

(d) It would not 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.

Complies

Development is permitted by Class C subject to the following conditions:

Any window located on a roof slope forming a side elevation of the dwellinghouse shall be—

(i) obscure-glazed, and

(ii) non-opening 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;

Complies n/a

Class D: Porches

A certificate of lawfulness for a porch can be issued if the proposal meets all the criteria under The Town and Country Planning (Generally Permitted Development) (England) Order 2015 – Part 1, Class D ‘The erection or construction of a porch outside any external door of a dwellinghouse’.

Development is permitted by Class D subject to the following conditions:

(a) permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

The dwellinghouse was built out in accordance with planning permission reference HGY/1993/0237 approved on 13th October 1993 for residential development comprising 28 No two storey dwellinghouses (C3).

Complies

(b) the ground area (measured externally) of the structure would not exceed 3 square metres;

Complies

(c) any part of the structure would not be more than 3 metres above ground level; or

Complies

(d) any part of the structure would not be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway.

Complies

Other Works

Replacement of windows is not explicitly covered by Class A as it is not an extension, but can be considered to constitute development if the works meet the requirements of Condition A.3 which states that:

A.3 Development is permitted by Class A subject to the following conditions –

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

Complies

Other comment: The proposed internal reconfigurations only affect the interior of the building and do not materially affect the external appearance of the building and therefore do not constitute "development" within the meaning of Section 55 of the Town and Country Planning Act 1990.

Other comment: The wording of the restrictive condition (C.12) in the original planning consent (planning reference HGY/1993/0237) removed permitted developments rights under Classes A to H of The Town and Country Planning General Planning Permitted Development Order 1988, but did not explicitly set out that the restriction would apply to any legislation that subsequently revoked or re-enacted the GPDO 1988. As this version of the GPDO has been since amended, it is considered that the effect of the condition has subsequently been superseded by the updates in permitted development legislation.

SUMMARY AND CONCLUSION

The proposed development constitutes permitted development by virtue of Schedule 2, Part 1, Class C and D of the Town and Country Planning (General Permitted Development) Order 2015 and is considered lawful.

Informatives:

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

INFORMATIVE: The applicant is reminded that in order for the proposed extension and alterations to comply with Schedule 2, Part 1, Class A 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.