Officer Report

Application Number:	**HGY/2026/1883**
Application Type:	**Lawful development: Proposed use**
Address:	2, Grainger Road, London, N22 5LT
Proposal:	Certificate of Lawfulness: Proposed alterations to the roof comprising the installation of 1 rooflight to the rear
Case Officer:	Ciara Ward
Valid Date:	21/07/2026
Applicant:	B
Agent:	Mr Matthew Smith

RECOMMENDATION

Permitted Development

PLANNING HISTORY

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

- HGY/2022/1789 – New residential development of three new dwellings (Outline planning application with matters of appearance and landscaping reserved). Granted with conditions.

Condition 13: Removes permitted development rights under Part 1, Classes A and B, and Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 2015.

RELEVANT PLANNING LEGISLATION

The application has been made under section 192 of the Town and Country Planning Act 1990 and relevant amendments. This 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);

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

SUMMARY AND CONCLUSION

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