



Officer Report

Application Number:	HGY/2026/2248
Application Type:	Lawful development: Proposed use
Address:	43 Daleview Road, Tottenham, London, N15 6PL
Proposal:	Certificate of lawfulness for a proposed additional dormer extension to the property's rear outrigger.
Case Officer:	Neil McClellan
Valid Date:	10/08/2026
Applicant:	Mrs Rosalind Reitzer
Agent:	Shulem Posen

RECOMMENDATION

Permitted Development

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Certificate of lawfulness for a proposed additional dormer extension to the property's rear outrigger.

Site and Surroundings

The application property is a 2-storey mid terraced house with an additional floor of accommodation in the loft and an existing dormer extension on the main rear roof slope.

The building is not listed, nor is it in a conservation area.

Planning and Enforcement History

HGY/2022/0760 – Certificate of lawfulness granted for the change of use of the property from a dwelling house (Class C3a Use) to supported living accommodation for up to 6 people (Class C3b Use).

OLD/1988/0309 – Existing use certificate granted for use of property as two self-contained flats.

The property has registered with the Valuation Office Agency as a single dwellinghouse since 1st September 2002.

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 B: The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

A certificate of lawfulness for the formation of the proposed rear dormer extensions 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 B ‘The enlargement of a dwellinghouse consisting of an addition or alteration to its roof’.

The current proposal will be assessed against these requirements as follows:

Class B.1. Requirements

(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 height of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the highest part of the roof of the existing dwellinghouse.

Complies.

(c) The enlarged part of the dwellinghouse would not extend beyond the plane of any existing roof slope, which forms the principal elevation of the dwellinghouse and fronts a highway.

Complies.

(d) The cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than –

i) 40 cubic metres in the case of a terrace house

ii) 50 cubic metres in any other case;

Calculation

Dormer Volume

Existing dormer to main rear slope

$$5.3 \text{ (w)} \times 2.5 \text{ (h)} \times 4.0 \text{ (d)} / 2 = 26.5 \text{ m}^3$$

Proposed additional outrigger dormer

$$3.4 \text{ (w)} \times 1.4 \text{ (h)} \times 2.8 \text{ (d)} / 2 = 13.3 \text{ m}^3$$

Total volume = 39.8 m³

Complies

(e) it would not consist of or include—

(i) the construction or provision of a veranda, balcony or raised platform, or

(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe.

Complies.

(f) the dwellinghouse is not on article 2(3) land.

Complies.

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

B.2. Conditions

(a) 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.

Complies

(b) The enlargement must be constructed so that—

(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse.

Complies.

(c) Any upper-floor window located in a wall or 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.

COMMUNITY INFRASTRUCTURE LEVY

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Mayor of London or Haringey CIL charge.

SUMMARY AND CONCLUSION

The proposed loft extension & conversion is permitted development under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

RECOMMENDATION

Grant Certificate

In pursuance of their powers under the above Acts and Order the London Borough of Haringey as local planning Authority hereby CERTIFY that the above proposal described by the applicant does **constitute** PERMITTED DEVELOPMENT and is therefore **LAWFUL**.

Informatives:

INFORMATIVE: Subdivision and HMO Use

This certificate of lawfulness is issued in relation to the use of this property as a single-family dwelling. The subdivision of this property into self-contained flats or use as a House in Multiple Occupation (Use Class C4) would require planning permission as permitted development rights have been withdrawn through an Article 4 Direction (30th November 2013). Please refer to the link below for further information:

http://www.haringey.gov.uk/index/housing_and_planning/planning-mainpage/policy_and_projects/article_4_direction.htm