

Application Number:	HGY/2026/1825
Application Type:	Lawful development: Proposed use
Address:	Woodside Childrens Centre, 59 White Hart Lane, Wood Green, London, N22 5SJ
Proposal:	Replacement of existing canopies on the west and north elevations of building..
Case Officer:	Oskar Gregersen
Valid Date:	29/06/2026
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Applicant:	Mr Kian Jafari
Agent:	Mr Ian Kirichok Sunjhoreea

RECOMMENDATION

Permitted Development

1. DESCRIPTION OF APPLICATION

This is an application for a certificate of lawfulness to confirm that the proposed works are 'operations' which do not materially affect the external appearance of this building and do not constitute development by virtue of 55(1A) of the Town and Country Planning Act 1990.

2. PLANNING HISTORY

HGY/2000/0171 – 59 White Hart Lane Day Nursery, White Hart Lane, Wood Green, N22 5SJ - Extension to existing day care nursery providing an additional main space, service rooms and alteration to entrance - Approved.

2. RELEVANT LEGISLATION AND GUIDANCE

Section 55(1) of the Town and Country Planning Act 1990 as amended (1990 Act) states that 'development' (which requires planning permission) means the carrying out of building, engineering, mining or other operations or the making of a material change in the use of land. Section 55(1A) of the 1990 Act states that 'building operations' includes demolition, rebuilding, structural alterations or additions to buildings, and other operations normally undertaken by builders. Section 55(2) then excludes certain operations from the definition of development, including works for the maintenance, improvement or other alteration of any building which only affect the interior or do not materially affect the external appearance of the building. Section 336 of the 1990 Act defines the word 'building' as 'any structure or erection'.

Case law has clarified that 'operations' for the purposes of the Act are essentially activities which result in some physical alteration to the land which has some degree of permanence, and that

there are three primary factors which are decisive of whether something is a building: size, permanence and physical attachment.

3. ANALYSIS/ASSESSMENT

The proposed works involve the replacement of 2 canopies on the western and northern elevations of the building that are very similar in scale and design to the existing canopies that they would replace. The features are not visible from the public realm.

Based on the plans and information provided the operations for the improvement/alteration of the building by way of the replacement of the canopies would not materially affect the external appearance of the building so as to constitute development. As such a certificate of lawfulness can be issued.

4. RECOMMENDATION - GRANT CERTIFICATE

The Council hereby certify that the works proposed are an 'operation' which do not materially affect the external appearance of this building and as such do not constitute development by virtue of 55(1A) of the Town and Country Planning Act 1990 and as such a certificate can be granted.