



Officer Report

Application Number:	HGY/2026/2337
Application Type:	Lawful development: Proposed use
Address:	18 Northcott Avenue, Wood Green, London, N22 7DB
Proposal:	Certificate of Lawfulness (proposed) for amalgamation of two flats back into a single family dwelling.
Case Officer:	Anna Anderson
Valid Date:	19/08/2026
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Applicant:	Mr Steve Harvey
Agent:	

RECOMMENDATION

Permitted Development

PLANNING HISTORY

18 Northcott Avenue, N22

OLD/1978/0931 – Conversion into 2 self-contained flats – Refuse 22/08/1978

ANALYSIS/ASSESSMENT

This application seeks to confirm that the amalgamation of two flats back into a single family dwelling (C3) does not require planning permission and is therefore considered lawful.

Section 55 of the 'Town and Country Planning Act 1990' stipulates that the carrying out for the maintenance, improvement or other alteration of any buildings works of which affect only the interior of the building or do not materially affect the external appearance of the building would not constitute 'development', therefore not require planning permission.

The amalgamation of these units would require only the extent of internal works in order to achieve conversion back into a family dwelling.

CONCLUSION

The proposal is not considered to amount to development requiring planning permission therefore a certificate can be issued.