Officer Report

Application Number:	**HGY/2026/2944**
Application Type:	**Lawful development: Proposed use**
Address:	45 St Margarets Avenue, Tottenham, London, N15 3DH
Proposal:	Certificate of lawfulness (proposed dev) for the erection of a rear dormer and roof extension including the insertion of 1x front rooflight.
Case Officer:	Mercy Oruwari
Valid Date:	27/10/2026
Applicant:	Hoxha
Agent:	Mr Adrian Asllani

RECOMMENDATION

Permitted Development

1. PLANNING HISTORY

There's no relevant previous planning history for this site.

2. 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.

3. 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 a rear dormer 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:

(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.

The rear dormer height does not exceed the height of the highest part of the 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.
The dormer is on the rear elevation that faces the garden.
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;

Main Dormer:
Height = 2.2m
Depth = 3.6m
Width = 4.9m
(2.2 x 3.6 x 4.9) / 2 = 19.4 cubic metres

Roof Extension Upper:
Height = 0.8m
Depth = 3.9m
Width = 2.9m
(0.8 x 3.9 x 2.9) = 9.0 cubic metres

Roof Extension Lower:
Height = 1.4m
Depth = 3.9m
Width = 2.9m
(1.4 x 3.9 x 2.9) / 2 = 7.9 cubic metres

Total cubic content = 36.3 cubic metres
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.
The rear dormer would not consist of or include a veranda, balcony or raised platform (i) to (ii)
Complies

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

Development is permitted by Class B subject to the following 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.
N/A

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.
The rooflight/s will 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.
The rooflight/s will 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—
(a) obscure-glazed, and
(b) 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;
N/A

4. SUMMARY AND CONCLUSION
The proposed rear dormer and roof extension including the insertion of 1x front complies with use Class B and C.

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