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29 January 2024

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 192
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
ARTICLE 39**

Case Reference HGY/2023/3227
Location 36 Fairfax Road, Hornsey, London, N8 0NG
Proposal Certificate of Lawfulness for proposed loft conversion with Juliet balcony, 2 Velux windows to the front elevation, plus a roof extension to the rear outrigger.
Received 4 December 2023

In pursuance of their powers under the above Act and Order, the London Borough of Haringey Council as Local Planning Authority hereby CERTIFY that the above proposal described in the application received on the above date, is NOT LAWFUL for the following reason/s:

Title	Description	Date
36 FAIRFAX ROAD N8 0NG LOFT - Sheet - CL 01 - LOCATION PLAN.pdf	The location plan	4 December 2023
36 FAIRFAX ROAD N8 0NG LOFT - Sheet - CL 14 - PROPOSED PLANS.pdf	Additional plans	4 December 2023
36 FAIRFAX ROAD N8 0NG LOFT - Sheet - CL 15 - PROPOSED ELEVATIONS.pdf	Additional plans	4 December 2023
36 FAIRFAX ROAD N8 0NG LOFT - Sheet - CL 16 - PROPOSED ELEVATIONS CONTINUED.pdf	Additional plans	4 December 2023
36 FAIRFAX ROAD N8 0NG LOFT - Sheet - CL 02 - BLOCK PLAN.pdf	Evidence to verify application	4 December 2023
36 FAIRFAX ROAD N8 0NG LOFT - Sheet - CL 17 - PROPOSED SECTIONS.pdf	Additional plans	4 December 2023

Case Received On:
4 December 2023

First Schedule

Certificate of Lawfulness for proposed loft conversion with Juliet balcony, 2 Velux windows to the front elevation, plus a roof extension to the rear outrigger.

Second Schedule

36 Fairfax Road, Hornsey, London, N8 0NG

A handwritten signature in black ink that reads 'Robbie McNaugher'.

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The proposed roof additions would exceed the permitted 40 cubic metres volume allowed on the existing roof space for a terrace house. Therefore, the proposed development does not constitute permitted development by virtue of Schedule 2, Part 1, Class B and Class C of the Town and Country Planning (General Permitted Development) Order 2015 and is considered to be unlawful.

- 1 You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.