



6th Floor, River Park House, 225 High Road, Wood Green, London, N22 8HQ

**Planning Service**

**E-mail:** [planningcustomercare@haringey.gov.uk](mailto:planningcustomercare@haringey.gov.uk)

**Website:** [www.haringey.gov.uk/planning-and-building-control](http://www.haringey.gov.uk/planning-and-building-control)

**Tel:** 020 8489 5504

## Application for a Lawful Development Certificate for a Proposed Use or Development

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

5 Chiltern Works

Address Line 1

Southey Road

Address Line 2

Tottenham

Address Line 3

Haringey

Town/city

London

Postcode

N15 5HY

Description of site location must be completed if postcode is not known:

Easting (x)

533235

Northing (y)

188828

Description

**Applicant Details**

**Name/Company**

Title

Dr

First name

Lorena

Surname

Valdearenas Trivino

Company Name

**Address**

Address line 1

5 Chiltern Works

Address line 2

Southey Road

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

N15 5HY

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

**Contact Details**

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

I have three windows in my home. One in the kitchen (ground floor) and 2 on the first floor in each bedroom. I need to change them as the timber is broken and there is so much draft coming in that it's a big issue. I would like to change them to Aluminium Bi-fold double glazing maintaining the white colour of the other houses in Chiltern Works development area. All my other neighbours have changed them to different materials, all keeping the white colour outside.

I spoke to the Haringey planning permission team before making this application and I am aware that at the time of changing this development from business to residential there were some rules. I note and I quote from the document that I was sent by the Haringey planning permission team: "That the windows at first floor level at the southern wall of the development adjoining the rear gardens of the properties in Southey Road shall be obscured glazed and fixed shut to a height of 2 metres above internal finished floor level with opening toplights above that level and implemented and permanently retained as such prior to the occupation of the property".

However, my windows do not face that southern wall but they are east-west facing, so I understand I don't have to comply with that regulation above and that only applies to numbers 1-4 in the Chiltern works development.

I was advised to apply for planning permission as I'm changing the materials. Please, if my application is not correct or you need me to send more information, do let me know, I'm doing this on my own and it is a bit confusing.

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes

☒ No

Has the proposal been started?

☐ Yes

☒ No

## Grounds for Application

### Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

As explained before, my windows need changing and I'm applying for planning permission as I'm changing material and opening type.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

I'm enclosing the windows provider quote with designs for your perusal.

Select the use class that relates to the existing or last use.

C4 - Houses in multiple occupation

### Information about the proposed use(s)

Select the use class that relates to the proposed use.

C4 - Houses in multiple occupation

Is the proposed operation or use

- ☒ Permanent  
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

My windows need changing and all my neighbours have changed them to different materials and openings maintaining the white colour outside (which I will also do). I also believe the frosting does not apply to my windows as they are not south facing to the gardens of Southey road.

## Site information

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

## Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

**Title Number:**  
AGL114325

## Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

- ☒ Yes  
☐ No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

7209-2302-7002-1921-0906

## Further information about the Proposed Development

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

|       |               |
|-------|---------------|
| 80.00 | square metres |
|-------|---------------|

Number of additional bedrooms proposed

|   |
|---|
| 0 |
|---|

Number of additional bathrooms proposed

|   |
|---|
| 0 |
|---|

## Vehicle Parking

**Please note:** This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☐ Yes  
☒ No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes  
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent  
☒ The applicant  
☐ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes  
☐ No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

|                      |
|----------------------|
| ***** REDACTED ***** |
|----------------------|

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

HC-110707131

Date (must be pre-application submission)

06/11/2023

Details of the pre-application advice received

Dear Dr. Lorena Valdearenas, Thank you for contacting us and apologies that your initial query was not responded to. I will number my responses as to make it clearer and easier to navigate. Regarding the material of the windows. You will need planning permission to change the material of the windows. Planning permission is only needed if the work being carried out meets the statutory definition of 'development' which is set out in section 55 of the Town and Country Planning Act 1990. Works that do not 'materially affect' the external appearance of the building, fall outside the Act's definition of development and do not require planning permission, whether to a flat, house or any other form of building. The term 'materially affect' has no statutory definition but is linked to the significance of the change which is made to a building's external appearance.

Planning permission would not be required if the windows were replaced on a like for like basis, incorporating double glazing. The replacement windows must be same in size, style and material, and maintain the same external appearance. If they are different, then planning permission would be required.

If you are unsure whether or not the proposed replacements will 'materially affect' the external appearance of the building, then I would advise you to apply for planning permission. This web page: [How does the Planning Application process work? | Haringey Council](#) should provide you with the information and guidance required for assembling and submitting your planning application.

You can start your application on the following web address: <https://www.planningportal.co.uk/app> Planning applications are done on planning portal, after which they are sent to the relevant local authorities for a review and decision.

Regarding the frosting of your windows. This is a condition that was set out by the planning application for the erection of those buildings - HGY/2001/0667. I am attaching the decision where all the conditions are listed. It is condition No.6 - That the windows at first floor level at the southern wall of the development adjoining the rear gardens of the properties in Southey Road shall be obscured glazed and fixed shut to a height of 2 metres above internal finished floor level with opening toplights above that level and implemented and permanently retained as such prior to the occupation of the property. As such any replacement windows will need to comply with this condition.

Hope this helps.

If you have any questions, please let me know.

Kind regards,

Iliyan Topalov

Placemaking and Housing | Haringey Council

Alexandra House 10 Station Road, Wood Green, N22 7TR

[www.haringey.gov.uk](http://www.haringey.gov.uk)

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

## Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

## Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Lorena Valdearenas Trivino

Date

19/02/2024