Mr jake skipper
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United Kingdom
ig101lh

5 April 2024

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

Case Reference	**HGY/2024/0346**
Location	**22 Sidney Road, Wood Green, London, N22 8LS**
Proposal	**Certificate of lawfulness proposed use for rear dormer and installation of 2x front rooflights.**
Received	**9 February 2024**

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby certify that the above proposal, described in the application received on the above date, is lawful, as the proposal does constitute development within the meaning of Section 55 of the Town and Country Planning Act 1990, but that application for permission in respect thereof would NOT BE REQUIRED under Part III of the Act, as the development constitutes PERMITTED DEVELOPMENT.

Title	Description	Date
LP/1, 2, 3, 6, 7, 11, 12	Existing and proposed plans/elevations	9 February 2024
LocationPlan.pdf	The location plan	9 February 2024

Case Received On:
9 February 2024

First Schedule

Certificate of lawfulness proposed use for rear dormer and installation of 2x front rooflights.

Second Schedule

22 Sidney Road, Wood Green, London, N22 8LS

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Informatives:

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;
(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; and
(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must
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.

The applicant is advised that in order for the development to be considered lawful, the front rooflights cannot protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

The applicant is advised that this lawful determination is given on the basis that the property is in use as a single family dwellinghouse and the development is not in association with the use or conversion of the property into self-contained units, or a large house of multiple occupation, in which case full planning permission would be required.

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.

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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.

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