

Mr. Shloime Godlewsky
Unit 4 Grosvenor Way
London
United Kingdom
E5 9ND

29 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/2024/1059
Location 24 Howard Road, Tottenham, London, N15 6NL
Proposal Certificate of Lawful Development for the proposed replacement
 of the current rear dormer with a larger one.
Received 16 April 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
2179 P 01	Proposed Floor Plans	18 April 2024
2179 E 01	Existing Floor Plans	18 April 2024
2179 E 04	Existing Elevations	18 April 2024
2179 E 05	Existing Section	18 April 2024
2179 E 03	Existing Elevations	18 April 2024
2179 P 04	Proposed Elevations	18 April 2024
2179 P 05	Proposed Section	18 April 2024
2179 P 02	Proposed Floor Plans	18 April 2024
2179 E 02	Existing Floor Plans	18 April 2024
2179 P 03	Proposed Elevations	18 April 2024
2179 E 00	Location & Block Plans	18 April 2024

Case Received On:

16 April 2024

First Schedule

Certificate of Lawful Development for the proposed replacement of the current rear dormer with a larger one.

Second Schedule

24 Howard Road, Tottenham, London, N15 6NL

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

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Informatives:

INFORMATIVE: Removal of existing dormer

The applicant is advised that the existing dormer will need to be removed in its entirety for the larger replacement dormer to be permitted development. If construction on the new dormer begins prior to the removal of the existing dormer the works would likely exceed the permitted development volume limit on dormer extensions as set in Schedule 2, Part 1, Class B (d) of the Town and Country Planning (General Permitted Development) Order 2015, and as such the proposed works would be unlawful and subject to potential enforcement action.

INFORMATIVE – HMO C4

It is noted that the property has a licence to operate as an HMO within the C4 Use Class, but the application form states that the existing use of the property is as a dwelling house within the C3 Use Class. The change of use of the property to a House in Multiple Occupation (Use Class C4) would require planning permission as permitted development rights for changes of use from C3 to C4 within this part of the borough have been withdrawn through an Article 4 Direction (30th November 2013). Please refer to the link below for further information:

http://www.haringey.gov.uk/index/housing_and_planning/planning-mainpage/policy_and_projects/article_4_direction.htm

It does not appear that the property would meet the policy requirements for a conversion to HMO use to be acceptable. These requirements are set out in Policy DM17 of Haringey's Development Management Policy Document:
[final_haringey_dmp_dtp_online.pdf](#)

As such it is unlikely that planning permission would be granted for HMO use. The use of the property as an HMO without planning permission will result in Enforcement Action, irrespective of whether or not it has a licence.

INFORMATIVE: Conditions

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.

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

- 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.