

Officer Report

Application Number:	HGY/2024/0696
Application Type:	Lawful development: Proposed use
Address:	Unit 6, 349C High Road, Wood Green, London, N22 8JA
Proposal:	Lawful certificate for proposed use of Unit 6 located on the first floor of the premises as a call centre, sales office, and administrative centre for a booking office for private hire vehicles.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	13/03/2024
Applicant:	Mr Fateh Rehman
Agent:	Mr Tom Wessely

RECOMMENDATION

Approve

RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2023/3237 -Refused 30/01/2024 - Change of use first floor office to HMO use (6 no. Ensuite rooms) with 6 no. roof windows (Internal and external alterations).

HGY/2023/2050 -Refused 21/09/2023 - Change of use from first floor office to HMO Use (8 no. Ensuite Rooms) with 3 no roof windows including internal and external alterations.

DETAILS OF PROPOSAL

This is an application for a certificate of lawfulness for proposed use of Unit 6 located on the first floor of the premises as a call centre, sales office, and administrative centre for a booking office for private hire vehicles.

RELEVANT PLANNING LEGISLATION

The application has been made under section 191 of the Town and Country Planning Act 1990 and relevant amendments. This 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.

ANALYSIS/ASSESSMENT OF THE APPLICATION

- proposed use of Unit 6 located on the first floor of the premises as a call centre, sales office, and administrative centre for a booking office for private hire vehicles.
- The applicant has confirmed that no private hire minicab drivers will be parking or coming into the proposed premises.
- No external changes are proposed.
- Given that the proposed use would take up only a small portion of the existing class E unit, the proposal is considered to be lawful.

The proposed booking office for the private hire-cab office would fall within the approved existing site use (E office) under provision of the Town and Country Planning (Use Classes) Order 1987 (as amended) and would not constitute a material change of use requiring the benefit of planning permission. The proposed use is therefore considered to be lawful.

RECOMMENDATION

Grant Certificate of Lawfulness

Informatives:

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990
2. It certifies that the development specified in the Second Schedule taking place on the land described in the First Schedule would have been lawful on the specified date and thus would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the development described in the Second Schedule and to the land described in the First Schedule and identified on the attached plan. Any development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described development is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.