

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

13 June 2024

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

Case Reference	HGY/2024/0995
Location	77 Sperling Road, Tottenham, London, N17 6UJ
Proposal	Certificate of Lawful Development (Proposed) for the erection of a rear L-shaped dormer extension, insertion of 2x front facing rooflights to an existing small C4 HMO to provide up to 6 persons C4 HMO. Rear dormer extension to include the sixth room with a kitchenette and ensuite, and a separate communal kitchen. (AMENDED DESCRIPTION)
Received	9 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
E00; E01; E02; E03; P01-RevA; P02-RevA; P03-RevA - Existing & Proposed Drawings	Revised on 11.06.2024 E00 - Location & Block Plan - Scale 1:1250 @ A4 and 1:500 @ A4 E01 - Existing Floor Plans - Scale 1:100 @ A3 E02 - Existing Elevations - Scale 1:100 @ A3 E03 - Existing Section AA - Scale 1:100 @ A3 P01- RevA - Proposed Floo...	11 June 2024

Case Received On:

9 April 2024

First Schedule

Certificate of Lawful Development (Proposed) for the erection of a rear L-shaped dormer extension, insertion of 2x front facing rooflights to an existing small C4 HMO to provide up to 6 persons C4 HMO. Rear dormer extension to include the sixth room with a kitchenette and ensuite, and a separate communal kitchen. (AMENDED DESCRIPTION)

Second Schedule

77 Sperling Road, Tottenham, London, N17 6UJ

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

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Informatives:

The applicant is advised that this lawful determination is given in relation to the use of this property as a small HMO (Use Class C4). If the property is not being used as a small HMO at the time of construction, then the certificate would not be valid. Any use of the dwellinghouse by more than 6 persons would not constitute a small HMO and would therefore require permission. The subdivision of this property into self-contained flats would require planning permission. 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

The applicant is advised that in order for the development to be considered to be lawful, the side window in the roof extension above the outrigger - and any other side window in the roof extension - must be obscured glazed and 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.

- 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.