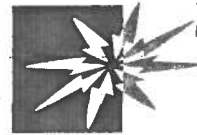


AG1075442  
£8600

**Planning, Regeneration & Economy**  
Level 6, River Park House, 225 High Road, Wood Green, London N22 8HQ  
Tel: 020 8489 1000 Email: [planningcustomer@haringey.gov.uk](mailto:planningcustomer@haringey.gov.uk)  
[www.haringey.gov.uk](http://www.haringey.gov.uk)



**Haringey Council**

Application for a Lawful Development Certificate for a Proposed use or development.

Town and Country Planning Act 1990: Section 192, as amended by section 10 of  
the Planning and Compensation act 1991.

Town and Country Planning (General Development Procedure) Order 1995



**Publication of planning applications on council websites**

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address			
Title:	<input type="text"/>	First name:	<input type="text"/>
Last name:	<input type="text"/>		
Company (optional):	MESSRS TZOUKAVANJI + MR.C. COSTAS		
Unit:	<input type="text"/>	House number:	44
		House suffix:	<input type="text"/>
House name:	<input type="text"/>		
Address 1:	WAINBRLEN ROAD		
Address 2:	<input type="text"/>		
Address 3:	<input type="text"/>		
Town:	TOTTENHAM		
County:	<input type="text"/>		
Country:	<input type="text"/>		
Postcode:	N17 0PX		

2. Agent Name and Address			
Title:	<input type="text"/>	First name:	DAVID
Last name:	BARNARD		
Company (optional):	<input type="text"/>		
Unit:	<input type="text"/>	House number:	4
		House suffix:	<input type="text"/>
House name:	<input type="text"/>		
Address 1:	BARBER CLOSE		
Address 2:	<input type="text"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text"/>		
County:	<input type="text"/>		
Country:	<input type="text"/>		
Postcode:	N21 1BE		

### 3. Site Address Details

Please provide the full postal address of the application site.

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference. (must be completed if postcode is not known):

Easting:  Northing:

Description:

### 4. 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).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date DD/MM/YYYY:  (must be pre-application submission)

Details of pre-application advice received?

### 5. Lawful Development Certificate - Interest In Land

Please state the applicant's interest in the land?

Owner:  Yes  No Lessee:  Yes  No Occupier:  Yes  No

If Yes to Lessee or Occupier please give details of the owner and state whether they have been informed in writing of this application:

Name	Address	Have they been informed in writing of the application	
		Yes	No
		<input type="checkbox"/>	<input type="checkbox"/>

If No to all the above, please give name and addresses of anyone you know who has an interest in the land:

Name	Address	Nature of interest in the land	Have they been informed of the application?		if they have not been informed of the application please explain why not
			Yes	No	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	

### 6. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council?  Yes  No

If Yes, please provide details:

## 7. 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

HOUSE IN SINGLE  
FAMILY OCCUPATION

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

1.	
2.	
3.	
4.	
5.	

If you consider the existing, or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

C3

### Information About The Proposed Use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

C3

Is the proposed operation or use:

Temporary

Permanent

If temporary please give details:

Please state why you consider that a Lawful Development Certificate should be granted for this proposal:

Proposal is permitted development under article 3, Schedule 2, Part 1, Class B of the Town + Country Planning (General Permitted Development) Order 1995 as amended by the Town + Country Planning (General Permitted Development) Amendment No. 2. (England) Order 2008.

## 8. Description Of Proposal

Does the proposal consist of, or include:

a) The carrying out of building or other operations?  Yes  No

If Yes to a, 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):

ROOF ALTERATIONS; - REAR DORMER + FRONT VELUX.

b) Change of use of the land or building(s)?  Yes  No

If Yes to b, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out:

If Yes to b, please describe fully the existing or the last known use, with the date this use ceased:

Has the proposal been started?

Yes

No

David Barnard  
4 Barber Close  
London  
N21 1BE

**On behalf of**  
Messrs Tzonvanni & Gostas  
44 Waverley Road  
London  
N17 0PX

Planning Application Reference No. **HGY/2014/3530**

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 192  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2010: ARTICLE 35**

**CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT**

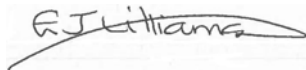
Location: **44 Waverley Road N17**

Proposal: **Certificate of lawfulness for the alterations to roof to create a rear dormer and front velux to roof slope**

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 15/12/2014, 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** .

Applicant's drawing numbers: 1 and 2a

**09/02/2015**

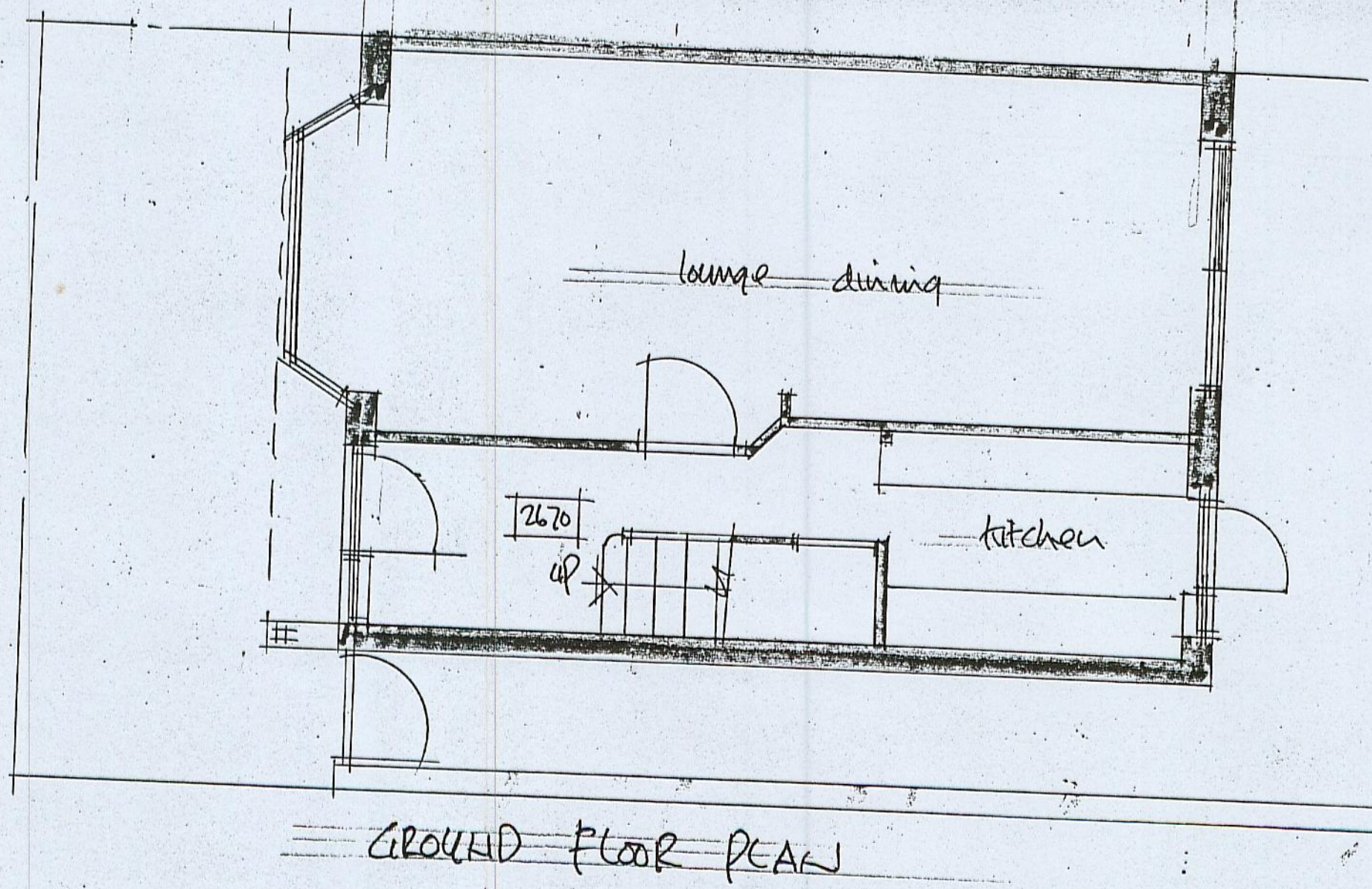
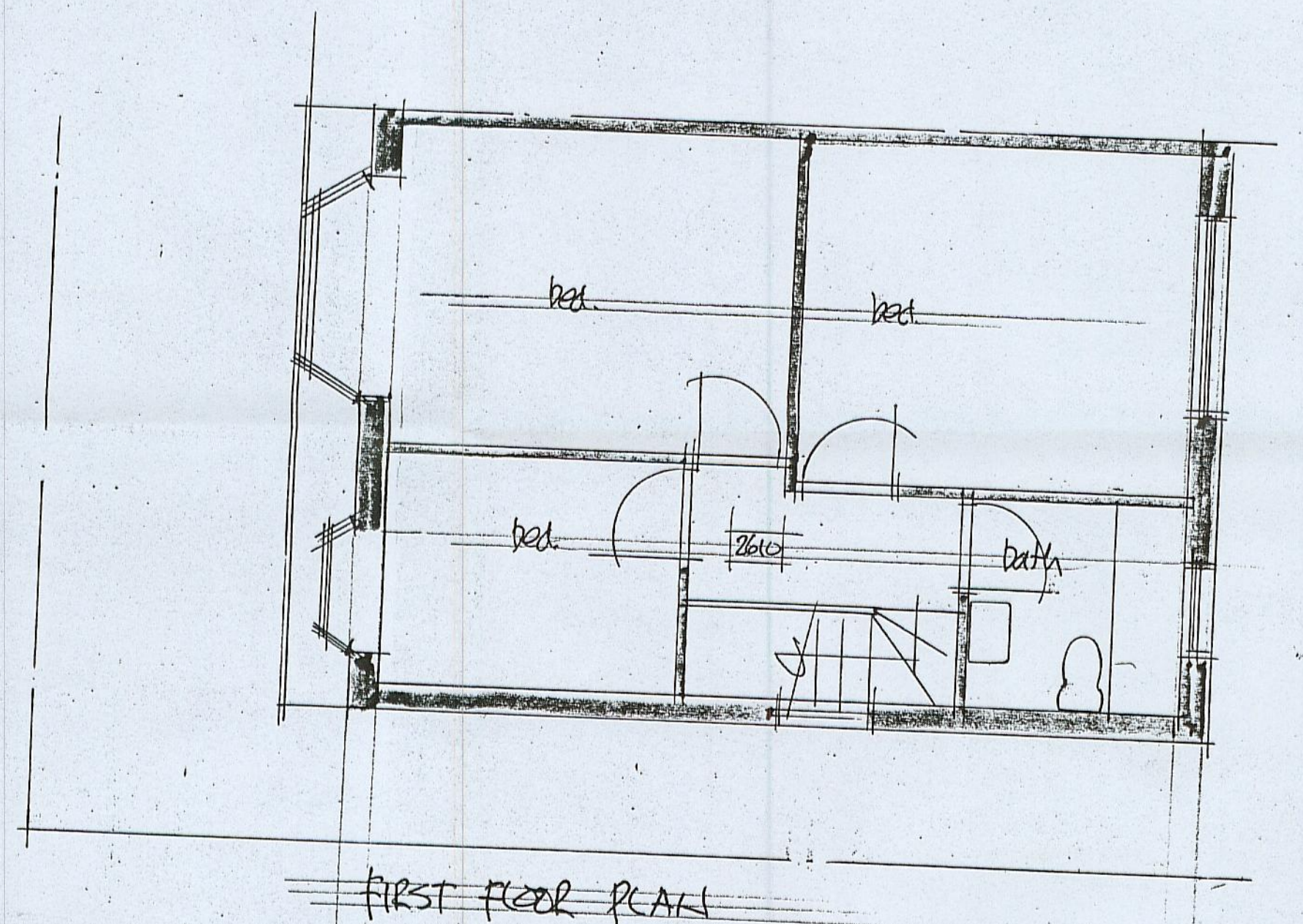
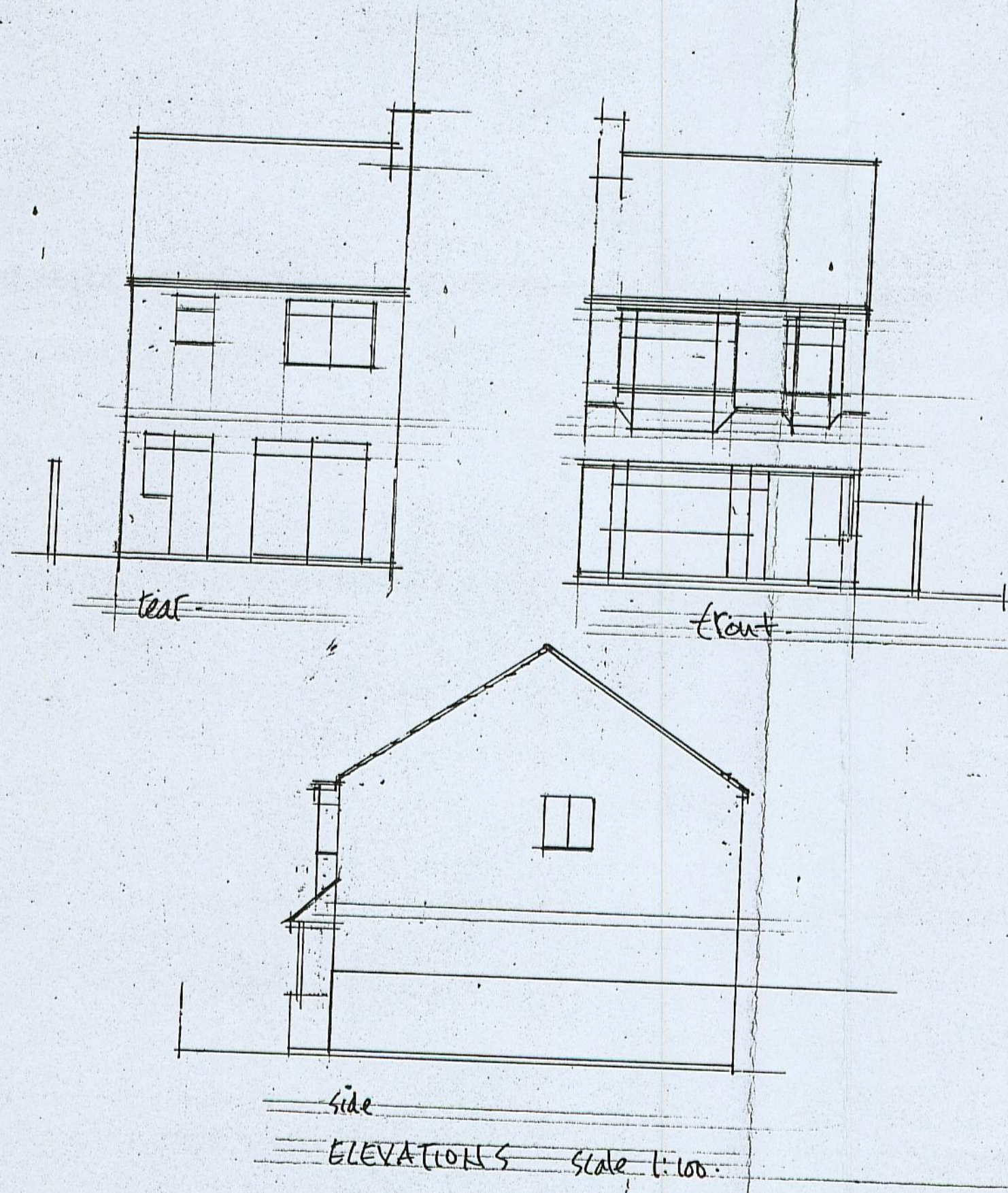


**Emma Williamson  
Head of Development Management  
Planning Service**

NOTES: 1. You can find advice in regard to your rights of appeal at:  
[www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent](http://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.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email [building.control@haringey.gov.uk](mailto:building.control@haringey.gov.uk), telephone 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol).



Waverley Road

1. This Drawing and Design are Copyright and may not be reproduced without the written consent of David Barnard.
2. Use Figured Dimensions Only.
3. The Contractor is to check and verify all Figured dimensions, Site and Drainage Levels, prior to commencement of work and notify David Barnard of any discrepancies.
4. The Contractor is to check the drawings against all other relevant drawings, specifications and/or bills of quantities as issued.
5. IF IN DOUBT-ASK.
6. This drawing is for planning purposes only.
7. This drawing is for building regulation purposes only.

revisions:

notes:

44 WAVERLEY ROAD, N17

proposed roof alterations:

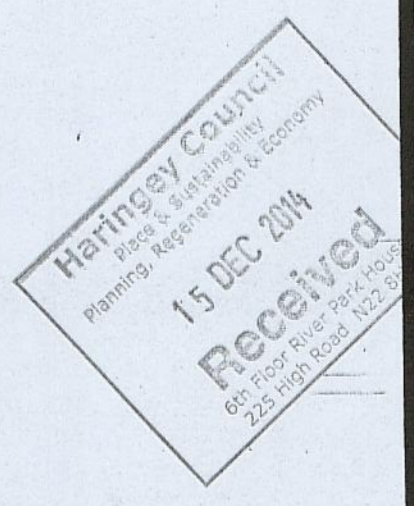
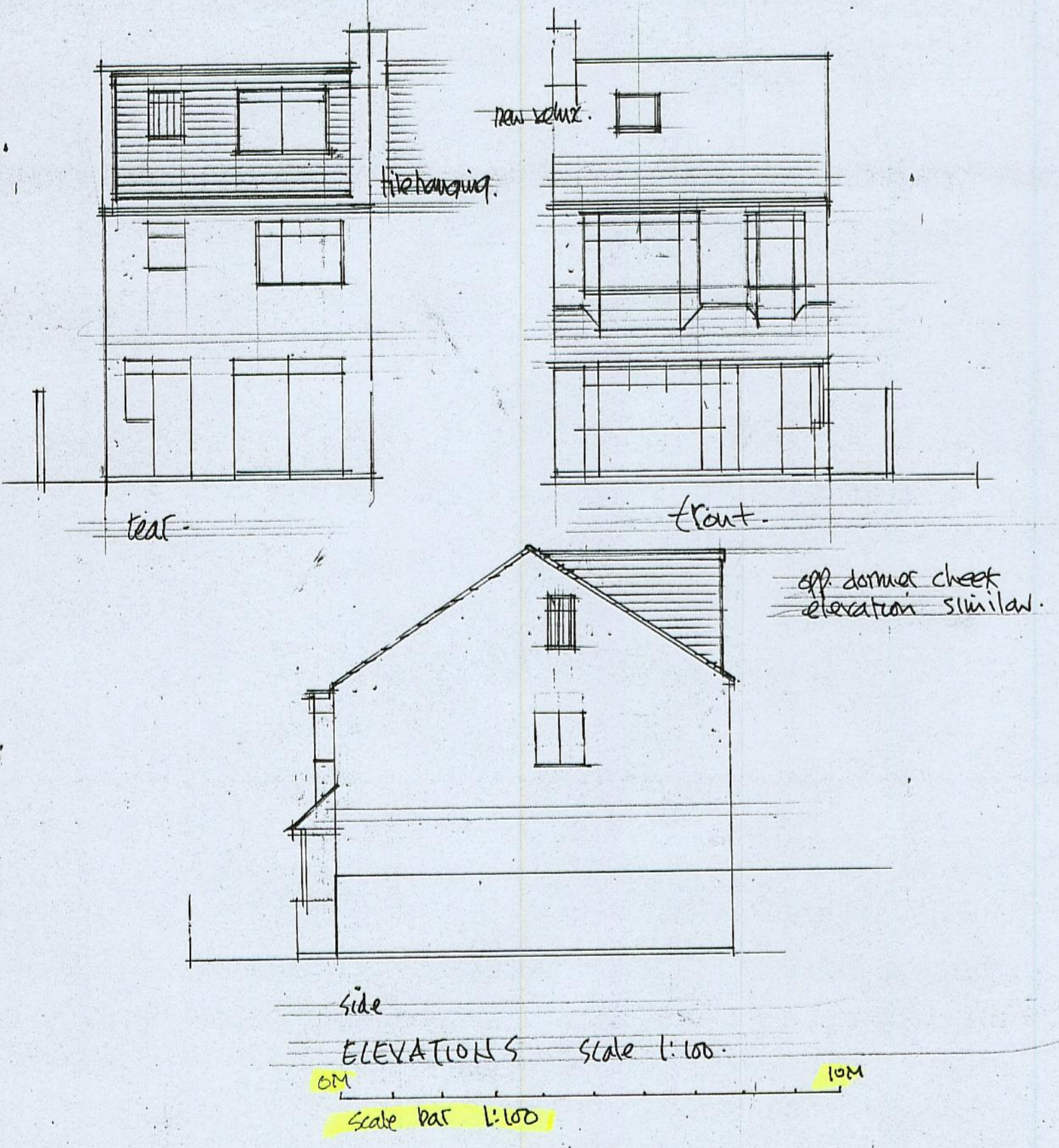
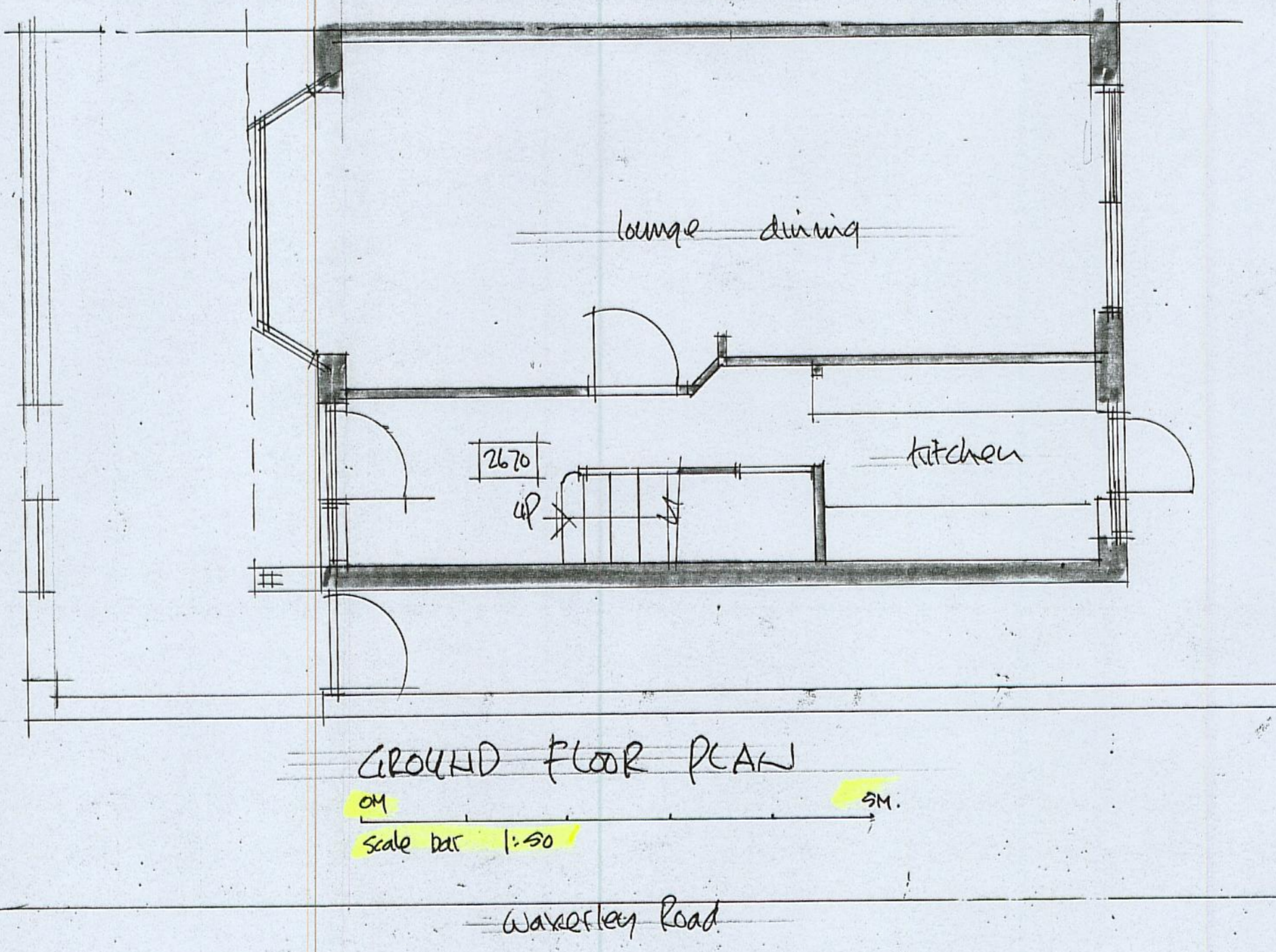
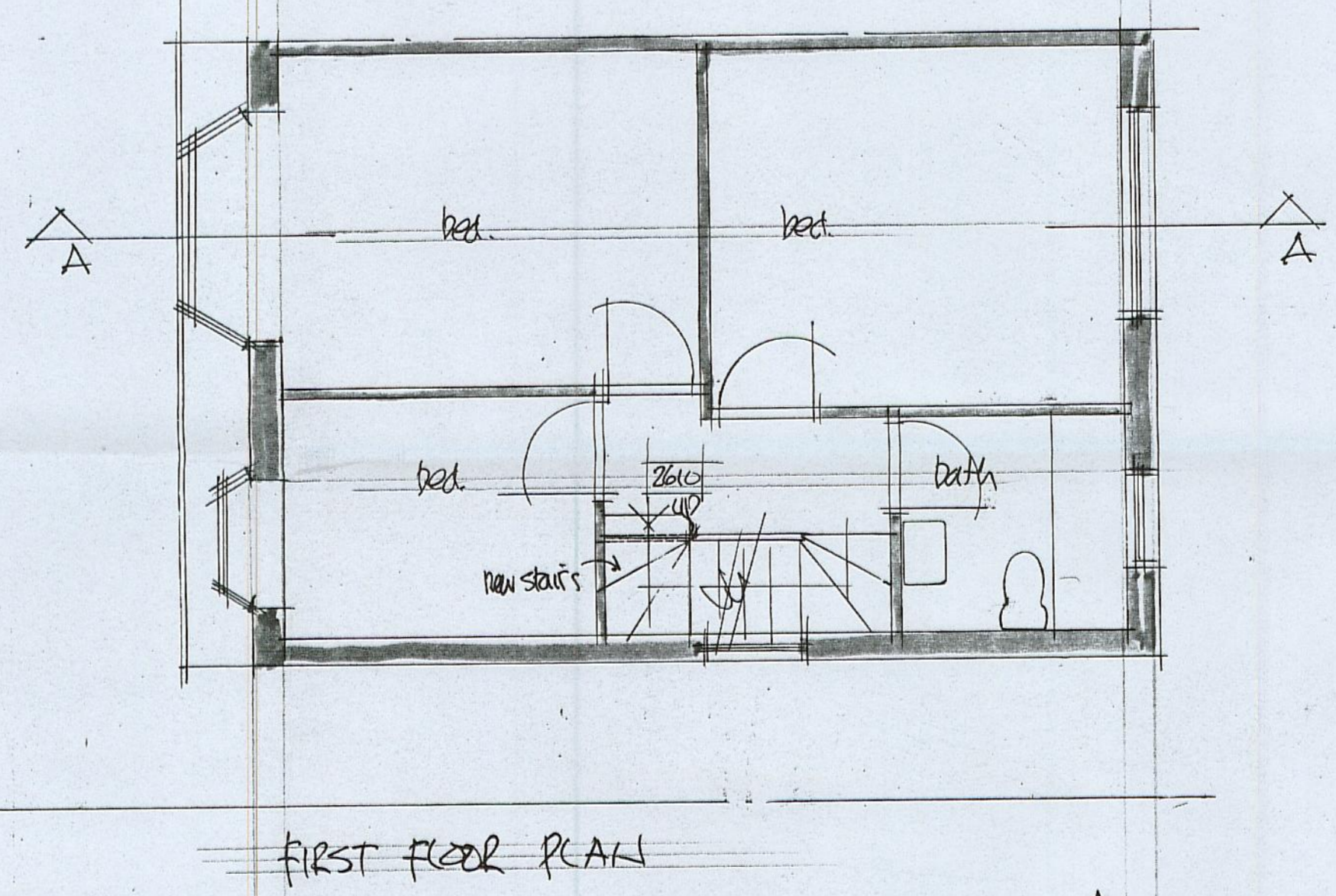
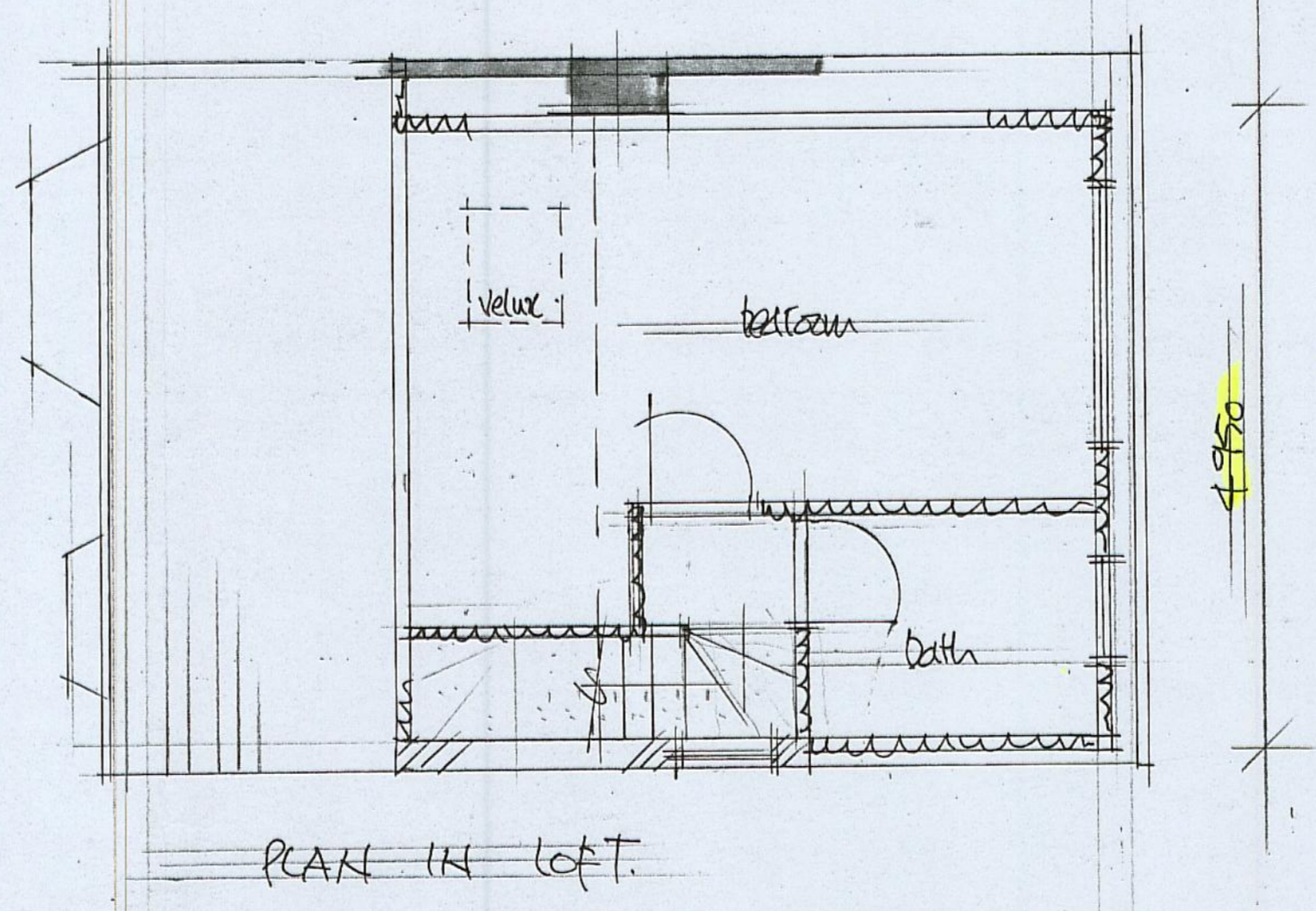
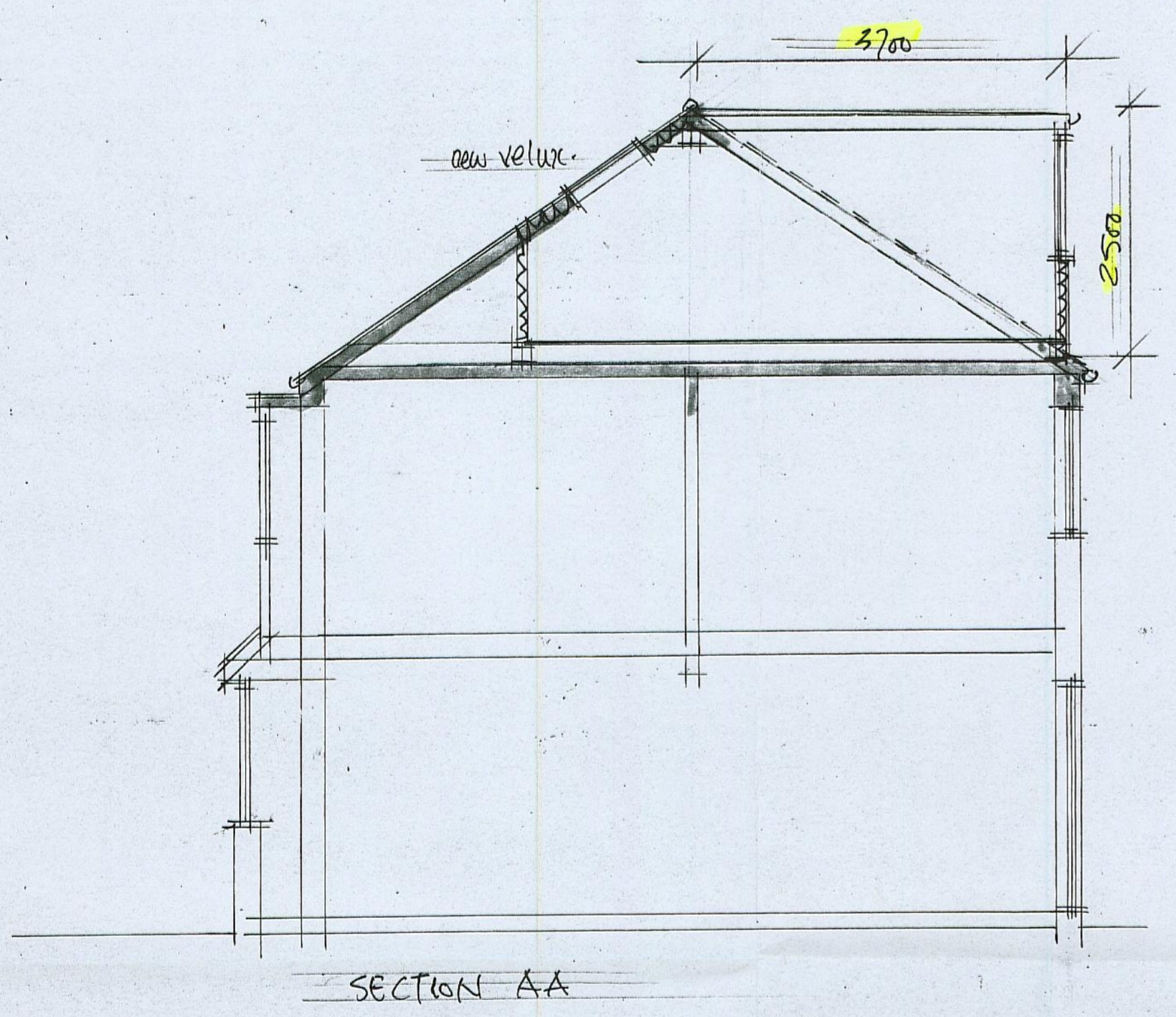
scale: 1:50 & 1:100	job: 3320
date: NOV-14	dwg. no:
drawn: DB	client:

**DAVID BARNARD**  
 Town Planning Consultant + Building Designer  
 4 Barber Close, London, N21 1BE  
 Tel: 020 8245 1583

1. This Drawing and Design are Copyright and may not be reproduced without the written consent of David Barnard.
2. Use Figured Dimensions Only.
3. The Contractor is to check and verify all Figured dimensions, Site and Drainage Levels, prior to commencement of work and notify David Barnard of any discrepancies.
4. The Contractor is to check the drawings against all other relevant drawings, specifications and/or bills of quantities as issued.
5. IF IN DOUBT-ASK.
6. This drawing is for planning purposes only.
7. This drawing is for building regulation purposes only.

revisions:  
 A-11 Dec 14 - scale bars added.

notes:  
 H. New roof extension volume:-  
 $2.5 \times 3.7 = 4.625 \times 4.950$   
 $= 22.89 \text{ cu. m.}$   
 - less than 40 cu.m.  
 - permitted development



44 WAVERLEY ROAD, N17

proposed roof alterations:  
 Plans, elevations + section:

scale: 1:50 + 1:100	job: 3320
date: NOV-14	dwg. no: 2A
drawn: DB	client:

DAVID BARNARD  
 Town Planning Consultant + Building Designer  
 4 Barber Close, London, N21 1BE  
 Tel: 020 8245 1583

## LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

### REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

#### 1. APPLICATION DETAILS

**Reference No:** HGY/2014/3530

**Ward:** Northumberland Park

**Date received:** 15/12/2014

**Drawing number of plans:** 1 and 2a

**Address:** 44 Waverley Road N17 0PX

**Proposal:** Certificate of lawfulness for the alterations to roof to create a rear dormer and front velux to roof slope

**Applicant:** Messrs Tzonvanni & Gostas

**Ownership:** Private

**Site Visit Date:** 9/2/14

**Case Officer:** Paul Roberts

#### 2. RECOMMENDATION

GRANT CERTIFICATE

#### 3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

None relevant.

#### 4. DETAILS OF PROPOSAL

This is an application for a certificate of lawfulness for a rear dormer and front velux

#### 5. RELEVANT PLANNING LEGISLATION

The application has been made under section 192 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.

#### 6. ANALYSIS/ASSESSMENT OF THE APPLICATION

Class B: The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

A certificate Lawfulness for a rear dormer can be issued if the proposal meets all the criteria under The Town and Country Planning (Generally Permitted Development) (Amendment) (No.2) (England) Order 2008 – Part 1, Class B ‘The enlargement of a dwellinghouse consisting of an addition or alteration to its roof’.

The current proposal will be assessed against these requirements as follows:

<b>Class B.1. Requirement</b>	<b>Comment</b>	<b>Complies</b>
a) The height of the part of the dwellinghouse enlarged, improved or altered would <u>not</u> exceed the height of the highest part of the roof of the existing dwellinghouse.		y
b) The enlarged part of the dwellinghouse would <u>not</u> extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.		y
c) The cubic content of the resulting roof space would <u>not</u> exceed the cubic content of the original roof space by more than i) 40 cubic metres in the case of a terrace house ii) 50 cubic metres in any other case;	Total cubic content = <u>23 m3</u>	y
d) it would <u>not</u> consist of or include—  (i)the construction or provision of a veranda, balcony or raised platform, or  (ii)the installation, alteration or replacement of a chimney, flue or soil and vent pipe		y
e) The dwellinghouse is <u>not</u> on article 1(5) land.		y

Development is permitted by Class B subject to the following conditions:

<b>B.2. Conditions</b>	<b>Comment</b>
The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.	complies
The edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof	Complies
Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall 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.	complies



### Class C: Any other alteration to the roof of a dwellinghouse

A certificate Lawfulness for a velux window can be issued if the proposal meets all the criteria under The Town and Country Planning (Generally Permitted Development) (Amendment) (No.2) (England) Order 2008 – Part 1, Class C ‘Any other alteration to the roof of a dwellinghouse’.

The current proposal will be assessed against these requirements as follows:

<b>Class C.1. Requirement</b>	<b>Comment</b>	<b>Complies</b>
a) The alteration would <u>not</u> protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.		y
b) It would <u>not</u> result in the highest part of the alteration being higher than the highest part of the original roof.		y
c) It would <u>not</u> consist of or include— (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.		y

Development is permitted by Class C subject to the following conditions.

<b>C.2. Conditions</b>	<b>Comment</b>
Any window located on a roof slope forming a side elevation of the dwellinghouse shall 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;	complies

### **7.0 CIL APPLICABLE**

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Major’s CIL charge.

### **8.0 SUMMARY AND CONCLUSION**

The proposed development constitutes permitted development by virtue of Schedule 2, Part 1, Class B and C of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and is considered to be lawful.

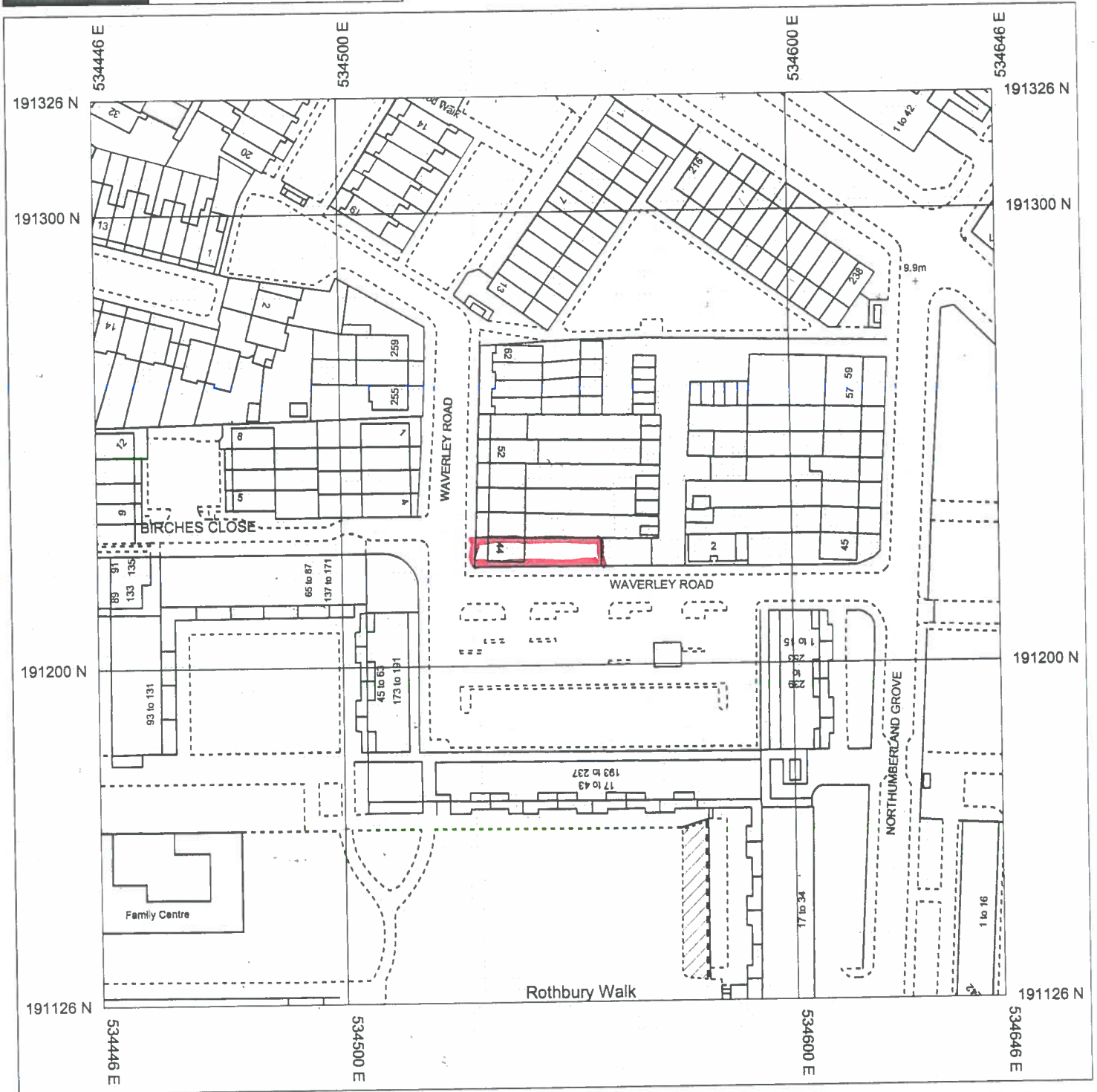
### **9.0 RECOMMENDATION**

Grant Certificate

Registered No. HGY/2014/3530

Applicant's drawing No.(s) 1 and 2a

In pursuance of their powers under the above Acts and Order the London Borough of Haringey as local planning Authority hereby CERTIFY that the above proposal described by the applicant constitutes PERMITTED DEVELOPMENT and is therefore LAWFUL.



Produced 11/27/2014 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2014

Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

44 Waverley Road  
London  
N17 0PX



Scale 1:1250

Supplied By: **National Map Centre Herts**

Serial number: 001157630

Plot Centre Coordinates: 534546, 191226