



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 TZOUVANAKI + C. COSTAS		
Unit:	<input type="text"/>	House number:	44
		House suffix:	<input type="text"/>
House name:	<input type="text"/>		
Address 1:	WATERLEY ROAD		
Address 2:	<input type="text"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text"/>		
County:	<input type="text"/>		
Country:	<input type="text"/>		
Postcode:	H17 0PX		

2. Agent Name and Address

Title:	<input type="text"/>	First name:	DAVID
Last name:	BARWARD		
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:	H21 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
EXEMPTION.

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 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

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

proposal lawful as it is less than 50% of garden front area + a max. ht. of 2.5m. all under article 3, Schedule 2 Pt. 1, Class E of the Town + Country Planning (General Permitted Development) order as amended 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):

SINGLE STOREY BUILDING IN REAR OF GARDEN

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

Cordell Paul

From: Planning Support
Subject: FW: Comment Received from Public Access

Application Reference No. : HGY/2015/1543 Site Address: 44 Waverley Road London N17 0PX
London

Comments by: CLLR JOHN BEVAN

Submission: Neither

Comments: I am concerned as to this application as from my visit this proposal would I think be for a completely separate residential unit. This would have issues concerning loss of amenity space for the existing family house. I also have concerns as to loss of light and overlooking to the adjacent properties.

In addition I now refer to the MAYOR of London's Supplementary Planning Guidance in particular the requirements of the size standards that The Mayor now requires. I am concerned that this proposal will not comply with the above standards or indeed building regulations..

I have concerns also as to any planned access pedestrian or vehicular from the adjacent Waverley Road.

I am requesting that a site visit be made by the Planning Officer involved.

David Barnard
4 Barber Close
London
N21 1BE

On behalf of
Ms Tzoucanni & C Costas
44 Waverley Road
London
N17 0PX

Planning Application Reference No. **HGY/2015/1543**

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

CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

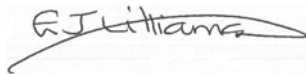
Location: **44 Waverley Road, N17**

Proposal: **Certificate of lawfulness for the erection of a single storey building in the rear of the garden**

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 22/05/2015, 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 number: 3A

17/07/2015

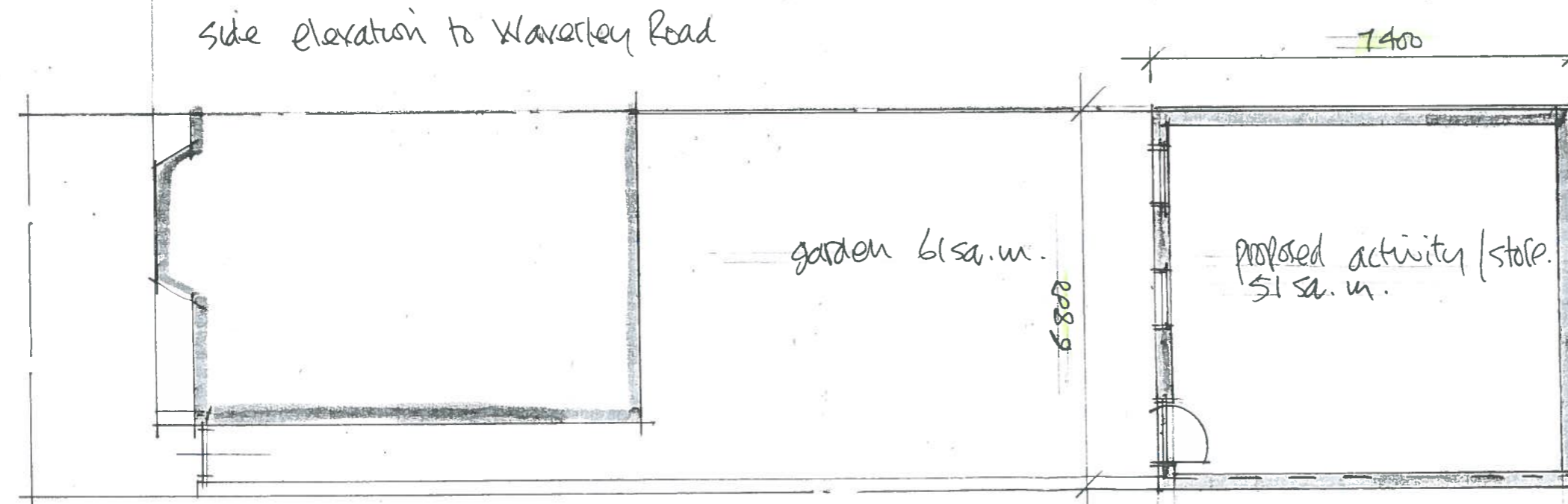
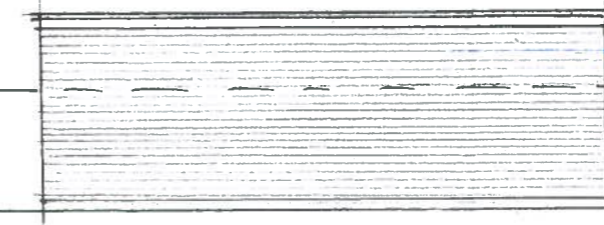
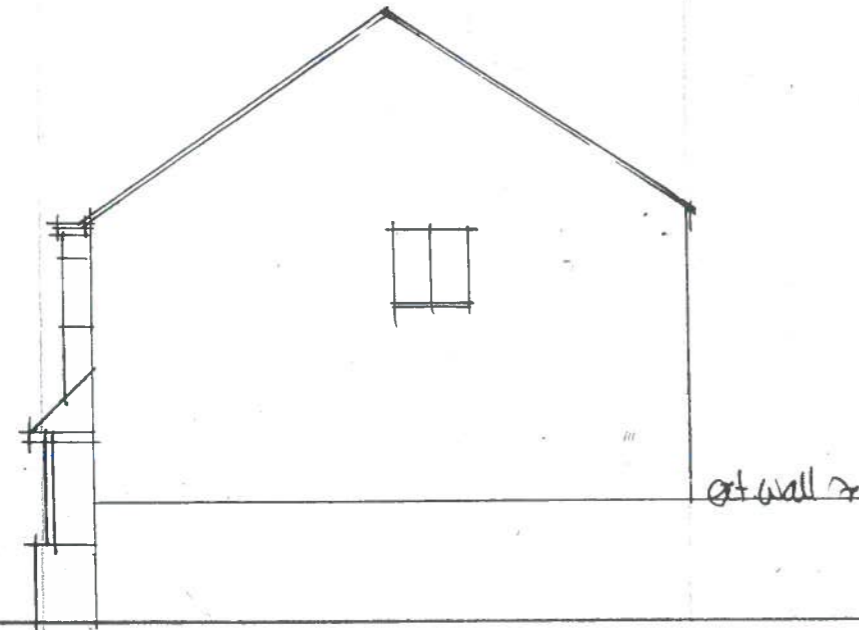
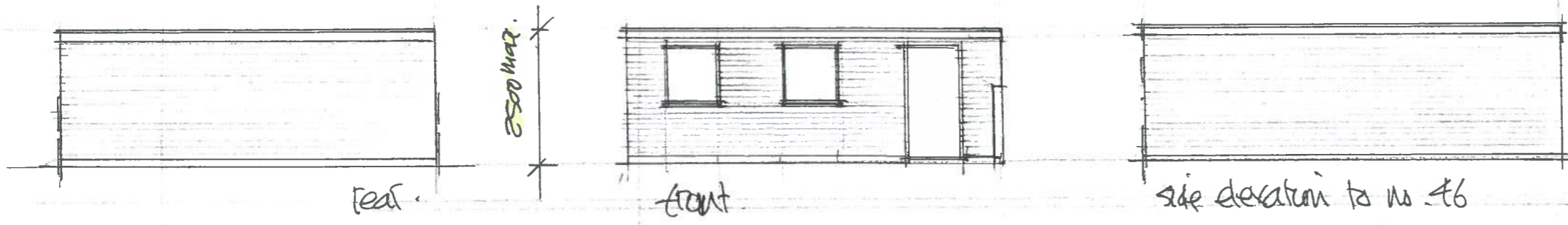


**Emma Williamson
Head of Development Management
Planning Service**

NOTES:

1. You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
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, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.



GROUND FLOOR PLAN

Waverley Road.

Scale bar 1:100

REVISIONS:
A - May - 20/15 - divs. added, scale bar added.

44 WAVERLEY ROAD, N17.

proposed activity / store.
plan + elevations:

scale: 1:100	job: 3320
date: APRIL '15	dwg. no: 3A
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 10/07/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1543

Ward: Northumberland Park

Date received: 22/05/2015

Drawing number of plans: 3A

Address: 44 Waverley Road N17 0PX

Proposal: Certificate of lawfulness for the erection of a single storey building in the rear of the garden

Applicant: Ms Tzoucanni & C Costas

Ownership: Private

Site Visit Date: 16/07/2015

Officer contact: Anthony Traub

2. SUMMARY OF RECOMMENDATION

GRANT CERTIFICATE

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

Certificate of lawfulness for the erection of a single storey building in the rear of the garden

Site and Surroundings

The subject building is a two storey dwellinghouse.

The building is not listed, nor is it located within a conservation area.

The surrounding area is residential.

Relevant Planning and Enforcement history

HGY/1998/0620 GTD 21-07-98 Rear Of 44 Waverley Road Tottenham London Change of use of vehicle garage to use as storage for building contractor.

HGY/1999/1187 GTD 04-04-00 Rear Of 44 Waverley Road London Demolition of existing storage unit and construction of new store and office.

HGY/2013/1582 GTD 24-09-13 R/O 44-46 Waverley Road London Construction of 2 x four bedroom dwellings with associated landscaping

HGY/2014/0514 GTD 08-04-14 R/O 44-46 Waverley Road London approval of details pursuant to condition 3 (sample of materials) attached to planning permission HGY/2013/1582

HGY/2014/0515 GTD 09-04-14 R/O 44-46 Waverley Road London approval of details pursuant to condition 4 (refuse and waste storage) attached to planning permission HGY/2013/1582

HGY/2014/0516 REF 01-04-14 R/O 44-46 Waverley Road London approval of details pursuant to condition 5 (Code for Sustainable Homes) attached to planning permission HGY/2013/1582

HGY/2014/0517 REF 29-04-14 R/O 44-46 Waverley Road London Approval of details pursuant to condition 6 (previous uses and potential contaminants) attached to planning permission HGY/2013/1582

HGY/2014/0518 REF 08-04-14 R/O 44-46 Waverley Road London approval of details pursuant to condition 7 (Environment Code) attached to planning permission HGY/2013/1582

HGY/2014/0519 GTD 01-04-14 R/O 44-46 Waverley Road London approval of details pursuant to condition 8 (existing and proposed levels) attached to planning permission HGY/2013/1582

HGY/2014/3530 PERM DEV 09-02-15 44 Waverley Road London Certificate of lawfulness for the alterations to roof to create a rear dormer and front velux to roof slope

4. 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.

5. ANALYSIS/ASSESSMENT OF THE APPLICATION

Class E: The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure or a container used for domestic heating purposes for the storage of oil or liquid petroleum gas

A certificate Lawfulness for the construction of outbuilding in rear garden 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 E 'The provision within the curtilage of the dwellinghouse of:

(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other

alteration of such a building or enclosure; or (b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.’

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

Class E.1. Requirement	Comment	Complies
(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)		Yes
b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would <u>not</u> exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	Proposal = 50.32sqm Garden = 61sqm	Yes
c) <u>no</u> part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;		Yes
d) the building would <u>not</u> have more than one storey		Yes
e) the height of the building, enclosure or container would <u>not</u> exceed— (i) 4 metres in the case of a building with a dual-pitched roof, (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or (iii) 3 metres in any other case	2.5m in height	Yes
f) the height of the eaves of the building would <u>not</u> exceed 2.5 metres;	2.5m in height	Yes
g) the building, enclosure, pool or container would <u>not</u> be situated within the curtilage of a listed building;		Yes
h) it would <u>not</u> include the construction or provision of a veranda, balcony or raised platform;		Yes
i) it <u>does not</u> relate to a dwelling or a microwave antenna;		Yes
j) the capacity of the container would <u>not</u> exceed 3,500 litres		Yes

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

E.2. Condition	Comment
In the case of any land within the curtilage of the dwellinghouse which is within— (a) a World Heritage Site, (b) a National Park, (c) an area of outstanding natural beauty, or (d) the Broads, development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres	N/a

from any wall of the dwellinghouse would exceed 10 square metres.	
E.3 Condition	Comment
In the case of any land within the curtilage of the dwellinghouse which is article 1(5) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.	N/a

6.0 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.

7.0 SUMMARY AND CONCLUSION

The proposed development constitutes permitted development by virtue of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 and is considered to be lawful.

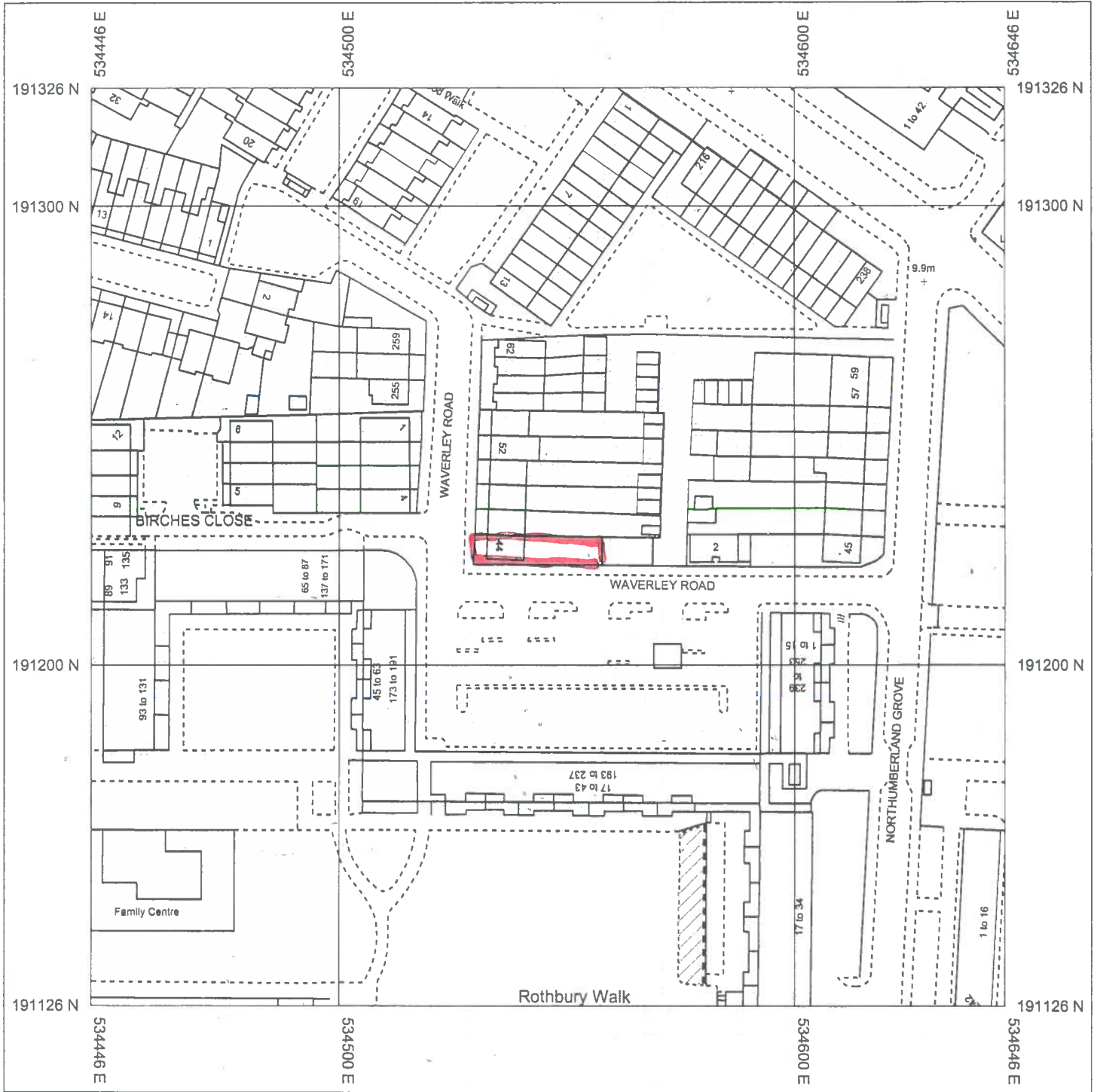
8.0 RECOMMENDATION

GRANT CERTIFICATE

Registered No. HGY/2015/1543

Applicant's drawing No.(s) 3A

For the following reason:



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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