

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

Reference No: HGY/2007/1912

Ward: Harringay

Date received: 18/09/2007

Last amended date:

Drawing number of plans:

Address: 12 Warham Road N4 1AT

Proposal: Certificate of Lawfulness for use of property as four bedsits.

Existing Use: Residential

Proposed Use: Residential

Applicant: Mr M Leonida

Ownership: Private

PLANNING DESIGNATIONS

Road Network: B Road

Officer contact: Oliver Christian

RECOMMENDATION

GRANT

SITE AND SURROUNDINGS

The subject site contains a two storey mid terrace building, and is predominantly surrounded by terraced dwellings.

The site is not contained in a Conservation Area, nor is the building identified as a Listed Building.

PLANNING HISTORY

Please refer to planning history print out enclosed in file.

CONSULTATION

N/A

RESPONSES

N/A

RELEVANT PLANNING POLICY

Section 171B Town and Country Planning Act 1990 (as amended).

DETAILS OF PROPOSAL

The applicant is seeking a Lawful Development Certificate for the four retrospective flats located at 12 Warham Road, London N4.

ANALYSIS

No affidavit has been provided.
No utility bills have been submitted.

The only the only piece of evidence to prove the property has been converted into flats is the submitted plans, however this evidence alone is not suffice to demonstrate the property has been converted into flat for a period of more than 4 years from the submission date of the Lawful Development Certificate.

SUMMARY AND CONCLUSION

As a result of insufficient information, The Council is unable to determine the flats located at 12 Warham Road were completed and habitable for more than fours from the submission date of this Lawful Development Certificate. Accordingly Planning Permission is required.

RECOMMENDATION

Registered No. HGY/2007/1912

In pursuance of their powers under the above Acts and Order of the London Borough of Haringey as local planning authority hereby CERTIFY the flats located at 12 Warham Road, London N4 constitutes development under Section 55 of the Town and Country Planning Act 1990 (as amended), however under s171B Town and Country Planning Act 1990, the applicant has not provided sufficient evidence to substantiate that the identified flats were completed more than four (4) years from the lodgement of the Lawful Development Certificate. Therefore the flats are deemed unlawful, and Planning Permission is required.