

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 (Development Management Procedure) (England) Order 2015

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Address**

|  |  |
|--|--|
| Number   | <input type="text" value="60"/>            |
| Suffix   | <input type="text"/>                       |
| Property name  | <input type="text"/>                       |
| Address line 1   | <input type="text" value="Lincoln Road"/>  |
| Address line 2   | <input type="text" value="East Finchley"/> |
| Address line 3   | <input type="text"/>                       |
| Town/city  | <input type="text" value="London"/>        |
| Postcode   | <input type="text" value="N2 9DL"/>        |
| Description of site location must be completed if postcode is not known: |  |
| Easting (x)  | <input type="text" value="527476"/>        |
| Northing (y)   | <input type="text" value="189621"/>        |
| Description  | <input type="text"/>                       |

**2. Applicant Details**

|                |   |
|----------------|---|
| Title          | <input type="text" value="Mr"/>               |
| First name     | <input type="text" value="Antoine"/>          |
| Surname        | <input type="text" value="Broye"/>            |
| Company name   | <input type="text"/>                          |
| Address line 1 | <input type="text" value="60, Lincoln Road"/> |
| Address line 2 | <input type="text" value="East Finchley"/>    |
| Address line 3 | <input type="text"/>                          |
| Town/city      | <input type="text" value="London"/>           |

## 2. Applicant Details

|   |   |
|---|---|
| Country   | <input type="text"/>  |
| Postcode  | <input type="text" value="N2 9DL"/>                           |
| Are you an agent acting on behalf of the applicant? | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| Primary number                                      | <input type="text"/>  |
| Secondary number                                    | <input type="text"/>  |
| Fax number  | <input type="text"/>  |
| Email address                                       | <input type="text"/>  |

## 3. Agent Details

|                  |   |
|------------------|---|
| Title            | <input type="text" value="Ms"/>                     |
| First name       | <input type="text" value="Phyllida"/>               |
| Surname          | <input type="text" value="Mills"/>                  |
| Company name     | <input type="text" value="Mills Power Architects"/> |
| Address line 1   | <input type="text" value="10 Aumonier Mews"/>       |
| Address line 2   | <input type="text" value="East Finchley"/>          |
| Address line 3   | <input type="text"/>                                |
| Town/city        | <input type="text" value="London"/>                 |
| Country          | <input type="text"/>                                |
| Postcode         | <input type="text" value="N2 9FA"/>                 |
| Primary number   | <input type="text"/>                                |
| Secondary number | <input type="text"/>                                |
| Fax number       | <input type="text"/>                                |
| Email            | <input type="text"/>                                |

## 4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?  Yes  No

If Yes, 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)

Does the proposal consist of, or include, a change of use of the land or building(s)?  Yes  No

Has the proposal been started?  Yes  No

## 5. Grounds for Application

Information about the existing use(s)

## 5. Grounds for Application

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

The building is a dwelling house lived in by its owner and family.

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

Drawings of the existing house and proposal 080-051, -052, -053, -061, -062, -063  
Memo of evidence to verify application  
Location plan

Select the use class that relates to the existing or last use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

C3 - Dwellinghouses

### Information about the proposed use(s)

Select the use class that relates to the proposed use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

C3 - Dwellinghouses

Is the proposed operation or use

Permanent  Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The building is a dwelling house and the owner is proposing to extend the roof at the rear and on the outrigger within permitted development rights. The height of the dormers is below the existing ridge line, and both are set 200mm back from the eaves. There are no windows facing the adjacent neighbour. The house is semi detached with a narrow gap between it and its neighbour, the dormer will be built off the flank wall for both rear roof slope and outrigger. While not a party wall, this flank wall is very similar to the party wall in the case of appeal decision 77 Platts Lane, and it is on this basis that we consider building off the flank wall to be within permitted development rights. The house is semi detached and the volume of the combined roof extension is less than 50sqm. The owner also proposes to change the flat roof on the rear extension to a pitched roof. The houses along this terrace have very deep, original outriggers. The extension is less than 3m beyond the original rear wall of the house and the eaves is below 3m. The materials proposed to be used will have a similar visual appearance to the existing materials of the house.

## 6. Site Information

### Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number

NGL151545

### Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes  No

## 7. Further information about the Proposed Development

What is the Gross Internal Area (square metres) to be added by the development?

39.50

Number of additional bedrooms proposed

1

Number of additional bathrooms proposed

1

## 8. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?  Yes  No

## 9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

## 10. 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):**

**Officer name:**

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Previous application for Certificate of Lawful Use or Development was not granted. The cladding to the dormers has been changed to hung slate. We understand this will address the planning officer's reason for refusal.

## 11. Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.  Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 12. Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

### 13. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

05/05/2021