Planning and Transportation,
PO Box 53, Civic Centre,
Silver Street, Enfield,
EN1 3XE
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For office use only			
Applic. No.		Date Received	
Fee		Receipt No.	

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 82

Suffix:

Property Name:

Address Line 1: The Sunny Road

Address Line 2:

Address Line 3: Enfield

Town/city: Enfield

Postcode: EN3 5EF

Description of site location must be completed if postcode is not known:

Easting (x): 535874

Northing (y): 197697

Description:

Applicant Details

Name/Company

Title

Mr

First name

SERKAN

Surname

MEMDUH

Company Name

Address

Address line 1

82 The Sunny Road

Address line 2

Address line 3

Town/City

Enfield

County

Enfield

Country

Postcode

EN3 5EF

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Hassan

Surname

Djaffer

Company Name

PAD Architectural Consultants

Address

Address line 1

71 St. Marks Road

Address line 2

St. Marks Road

Address line 3

Town/City

Enfield

County

Country

United Kingdom

Postcode

EN1 1BJ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- [x] 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)

"Proposed use of the existing rear garden outbuilding as ancillary accommodation in association with the ground-floor flat, including sleeping accommodation, an existing shower room and tea-making facilities, with no fixed cooking facilities and no separate or independent residential occupation.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- [ ] Yes
- [x] No

Has the proposal been started?

- [ ] Yes
- [x] No

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

The existing/last use of the land is considered lawful because the outbuilding forms part of the private residential garden serving the ground-floor flat and has been used in connection with that residential use. The outbuilding is not occupied as a separate or independent dwelling and does not constitute a separate planning unit. Its use remains ancillary and incidental to the occupation of the ground-floor flat. There is no separate tenancy, separate household, independent kitchen or fixed cooking facilities, and no separate residential address. Accordingly, the existing use remains part of the lawful residential use of the ground-floor flat and its associated garden.

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

N/A

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

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

"A Lawful Development Certificate should be granted because the proposal does not involve the creation of a separate dwelling or a material change in the planning use of the land. The existing outbuilding remains within the residential curtilage and planning unit of the ground-floor flat and will continue to be used solely as ancillary accommodation in connection with that flat.

The proposal involves no external alterations to the outbuilding and no independent residential occupation. The accommodation will remain open plan, with an existing shower room and tea-making facilities only, with no fixed cooking appliances or independent kitchen. Any overnight sleeping use will be by members of, or guests associated with, the household occupying the ground-floor flat.

There will be no separate tenancy, separate postal address, separate household or independent residential unit. The proposed use therefore remains functionally and physically subordinate to the main dwelling and does not amount to a material change of use requiring planning permission. On that basis, the proposed use is considered lawful under section 192 of the Town and Country Planning Act 1990 and a Lawful Development Certificate should be granted.

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999.

View more information on the collection of this additional data and assistance with providing an accurate response.

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:
x

Energy Performance Certificate

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

- [ ] Yes
- [x] No

Further information about the Proposed Development

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999.

View more information on the collection of this additional data and assistance with providing an accurate response.

What is the Gross Internal Area to be added to the development?

0.00	square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999.

View more information on the collection of this additional data and assistance with providing an accurate response.

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

◯ Yes
⊘ No

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

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

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.

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?

◯ Yes
⊘ No

Interest in the Land

Please state the applicant's interest in the land

⊘ Owner
◯ Lessee
◯ Occupier
◯ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, 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.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Hassan Djaffer

Date

09/09/2026