

LONDON BOROUGH OF HARINGEY

TOWN PLANNING APPLICATION

SITE 42 Frobisher Rd N8

29673

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977
Certificate under article 22(2) in relation to an application for an established use certificate.

Certificate A*
(a) "owner" means -
(i) a person having a freehold interest or a leasehold interest the unexpired term of which was not more than 7 years or
(ii) an occupier of any part of the land.

I hereby certify that:-

1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

or:-

Certificate B*

I hereby certify that:-

1. ~~*The applicant has~~ I have given the requisite notice to all the persons other than *the applicant who, 20 days before the date of the accompanying application, were owners ** of any part of the land to which the application relates, viz. - myself -

** See note (a) to Certificate A.

Name of owner	Address	Date of service of notice
ABDUL KHALIQUE	57, ST JAMES ST., LONDON E.17	6.7.84.

or:-

Certificate C*

I hereby certify that:-

1.(i) *The applicant ~~is~~ I am unable to issue a certificate in accordance with either sub-paragraph (a) or sub-paragraph (b) of article 22(2) of the Town and Country Planning General Development Order 1977 in respect of the accompanying application (a) _____

(a) Insert date of application

(ii) *The applicant ~~has~~ I have given the notice required by the said article 18 to the following persons other than myself *the applicant who, 20 days before the date of the application, were owners (**) of any part of the land to which the application relates, viz -

(**) See Note (a) to Certificate A

Name of owner(**)	Address	Date of service of notice

(iii) *I have / *The applicant has taken the steps listed below, being steps reasonably open to *me / him to ascertain the names and addresses of the other owners of the land, or part thereof, and *have / has been unable to do so:

(b) Insert description of steps taken.

(b) _____

_____

_____

(iv) Notice of the application as set out below has been published in the

(c) _____

_____

on (d) _____ _____

Copy of notice as published

(c) Insert name of local newspaper circulating in which the land is situated.

(d) Insert date of publication (which must not be earlier than 20 days before the application)

or:-

I hereby certify that:-

Certificate D

1.(i) *I am / *The applicant is unable to issue a certificate in accordance sub-paragraph (a) of article 22(2) of the Town and Country Planning General Development Order 1977 in respect of the accompanying application dated

(a) _____

_____

(a) Insert date of application.

and *have / has taken the steps listed below, being steps reasonably open to *me / him to ascertain the names and addresses of all persons other than *myself / himself who, 20 days before the date of the application, were owners (**) of any part of the land and *have / has been unable to do so:

** See Note (c) to Certificate A.

(b) Insert description of steps taken.

(b) _____

_____

_____

(ii) Notice of the application as set out below has been published in the

(c) _____

_____

(c) Insert name of local newspaper circulating in the locality in which the land is situated.

on (d) _____

Copy of notice as publised

(d) Insert date of publication (which must not be earlier than 20 days before the application.

*2. None of the land to which the application relates constitutes or forms part of an agricultural holding;

(Whichever is appropriate of these alternatives should form part of any certificate A, B, C or D above)

or:-

*2. I have / applicant has given the requisite notice to every person other than *myself / himself who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz -

(e) If you are the sole agricultural tenant enter "None"

Name of tenant (e)	Address	Date of service of Notice

Signed [signature]

*On behalf of CLANMAR PROP. DEV. LTD.

Date 6/7/84

* Delete where inappropriate

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977
Notice under article 22 of application for established use certificate

(Notice for service on individuals)

TAKE NOTICE that application is being made to the

(a) Insert name of Council.

(a) HARINGAY Council by

(b) Insert name of applicant.

(b) CLANMAR PROPERTY DEVELOPMENTS LTD.

(c) Insert address or location of land.

for an established use certificate relating to the use of land at (c) 42, FROBISHER RD., LONDON N8.

(d) Insert use claimed to be established

for the purposes of (d) 2. Maisonettes.

(e) Insert date not less than 20 days later than the date on which the notice is served.

If you should wish to make representations about the application, you should make them in writing not later than (e) 26/7/84 to the Council at (f) HORNSEY TOWN HALL THE BROADWAY LONDON N8

(f) Insert address of Council.

Signed [signature]

*~~On behalf of~~ CLANMAR LTD

Date 6/7/84

* Delete where inappropriate.

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977
Notice under article 22 of application for established use certificate

(Notice for publication in local newspaper)

NOTICE is hereby given that application is being made to the

(a) Insert name of Council.

(a) _____ Council by

(b) Insert name of applicant.

(b) _____

(c) Insert address or location of land.

for an established use certificate relating to the use of land at (c) _____

(d) Insert use claimed to be established.

for the purpose of (d) _____

(e) Insert date not less than 20 days later than the date on which the notice is published.

(f) Insert address of Council.

Any person who, in respect of the land or part thereof, is an owner (i.e. is a freeholder or a person entitles to an unexpired term of at least 7 years under a lease) or an occupier and who wishes to make representation to the above mentioned Council about the application should make them in writing not later than (e) _____

_____

to the Council at (f) _____

_____

Signed _____

*On behalf of _____

Date _____

* Delate where inappropriate

REF.NO. 29673
DATE REC'D 16/7/84

LONDON BOROUGH OF HARINGEY
TOWN AND COUNTRY PLANNING ACT, 1971 SECTION 94
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT
ORDER, 1977

APPLICATION FOR ESTABLISHED USE CERTIFICATE

NIL/15

TO: THE BOROUGH PLANNING OFFICER
HORNSEY TOWN HALL
THE BROADWAY
CROUCH END N8

I/We hereby apply for an established use certificate in respect of the land described below and on the attached plan.

Signed .....

Dated 6 - JULY 1984

1. Name, address and telephone number of Applicant. (IN BLOCK LETTERS)	1. CLANMAR PROPERTY DEVELOPMENTS LTD 132, HERTFORD RD., LONDON N9 7HL. 01 803 5555
2. If an Agent is employed, give Agent's name, address and telephone number.	2. —
3. Particulars of applicants' interest in land (e.g. owner, lessee, prospective purchaser etc.)	3. OWNER
4. Address or location of the land (incl. building(s) in respect of which the application is made in sufficient detail to enable it to be readily identified. A plan must be supplied.	4. 42, FROBISHER ROAD. LONDON N.8.
5. Description of use in respect of which a certificate is sought being a use subsisting on the date of the application	5. USE AS 2, No MAISONETTES (EUC)
6. If there is more than one use of the land at the date of this application give a full description of all the uses of the land and, where appropriate, give an indication of the part of the land to which each application relates.	6. N/A DOMESTIC ONLY
7. State whether the use referred to in 5 above was begun before 1 January 1964 and, if not, the date when it was begun.	7. USED AS 2 MAISONETTES SINCE 1963 (Re: Rating authority)

8. If the use referred to in 5 above was begun on 1 January 1964 or a later date, give particulars of the use of the land at 31 December 1963 and all subsequent uses including the date when each use began and ended.

8. N/A.

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9. State the grounds for the purpose of Section 17 of the Town and Country Planning Act 1968 upon which a certificate is sought:-

9. (Indicate appropriate ground).

(a) The use was begun before the beginning of 1964 without planning permission and has continued since the end of 1963; or

(a) Yes.

(b) The use was begun before the beginning of 1964 under a planning permission subject to conditions or limitations which wither have never been complied with or have not been complied with since the end of 1963; or

(b) N/A.

(c) The use was begun after the end of 1963 as the result of a change of use not requiring planning permission and there has been since the end of 1963 no change of use requiring planning permission.

(c) N/A

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10. State any other information considered necessary to substabtiate or make good the claims in this application.

10. Used as maisonetter since before 1964. Rated by Local authority since 1963 as two maisonettes + subdivided in 1981 to three separate R.V.

NOTE: This application can only be entertained if accompanied by one or other of the certificates attached hereto

EUC/I/MR

Borough of Haringey
Borough Planning Officer
DW Frith DipTP(Lond) FRTPI FRICS
Hornsey Town Hall
The Broadway Crouch End N8 9JJ
Telephone 01-340 3220

Clanmar Protected Developments
132 Hertford Road
London N9 7HL

your reference
our reference C.N
please contact

date 16 7 84

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1971

Ref:

42 Fortis Rd N8

In accordance with the Town and Country Planning General Development Orders 1977 I am required to send to you the form of acknowledgement set out below.

Your application dated 6 7 84 was received on 16 7 84

If on further examination it is found that the application is invalid for failure to comply with statutory requirements (or for any other reason) a further communication will be sent to you as soon as possible.

If by 10 9 84 you have not received notification that your application is invalid, or you have not been given a Notice of the Council's Decision, and you have not agreed with them in writing that the statutory period of eight weeks in which their decision shall be given may be extended, you may appeal to the Secretary of State in accordance with Sections 36 and 37 of the Town and Country Planning Act 1971 by Notice sent within six months from that date (unless the application has already been referred by the Council to the Secretary of State for the Environment). Appeals must be made on a form which is obtainable from the Department of the Environment.

Every endeavour will be made to deal with your application within the specified time and you will be advised immediately if your application is referred to the Secretary of State under Section 35 of the Act.

It is important to note that applications for approval under the Building Regulations are dealt with separately from applications for planning permission and such applications should be submitted to the Borough Engineer and Surveyor at the above address.

Yours faithfully,

DAVID FRITH

Borough Planning Officer

Clanmar Property Developments Ltd
132 Hertford Road
London N9 7HL

NJP/JJ/29673
Mr N Pallace

13 September 1984

Dear Sir/Madam

Town & Country Planning Act 1971
42 Frobisher Road, London N8.

I am writing in response to your application for an Established Use Certificate in respect of the above premises.

You have not adequately substantiated the use of the building as two maisonettes. Rating is not proof of actual use; documentary evidence is required. You also refer to changes in the rating in 1981, presumably to three flats.

Having examined the plan which you attached to your application, it is apparent that the flats are not self-contained, and I would therefore suggest that your most appropriate course of action would be to withdraw the application for an Established Use Certificate and submit instead a planning application for the conversion of the property into self-contained flats. I, therefore, enclose the appropriate forms.

Yours faithfully

R D Kirby
Principal Development Control Officer

Encls:

Property: 42 Frobisher Road NB

Development	Decision	Date of Decision	Ref. No.
6/7/84 Use as Geo. Massinetti (E.U.C)			

SCALE- 1/1250


893
892
891
North Harringay Primary School
LAUSANNE ROAD
FRANCE PASSAGE
FROBISHER ROAD
FALKLAND ROAD
FAIRFAX ROAD
EFFINGHAM ROAD
HARRINGAY WARD

CHECK LIST – *Delete as appropriate

IDC Floor Space IDC No.	Existing Density hr/a Proposed Density hr/a Proposed rooms/dwing.	Parking Existing Parking Proposed Parking Standard
ODP Floor Space ODP No.	IDP Plot Ratio :1 Proposed Plot Ratio :1	Leading Space Standard Leading Space Proposed
Cubic Content Existing Extension	Site Plan	*Adequate/Inadequate
	Daylighting	*Complies/Infringes
Appearance: Massing *Satisfactory/Unsatisfactory Elevations *Satisfactory/Unsatisfactory Materials *Satisfactory/Unsatisfactory Space about bldgs. *Satisfactory/Unsatisfactory Fencing *Satisfactory/Unsatisfactory Planting *Satisfactory/Unsatisfactory	Access	*Satisfactory/Unsatisfactory
	Overlooking	*Satisfactory/Unsatisfactory
	Refuse Collection	*Satisfactory/Unsatisfactory
	Aspect	*Satisfactory/Unsatisfactory
	Prospect	*Satisfactory/Unsatisfactory
	Childrens Playspace @ $2m^2$ Bedspace	*Adequate/Inadequate

INSPECTION REPORT – Date inspected

PROGRESS NOTES

REPORT – *Delete as appropriate

Present use: *established/authorised/contravening	IDP: Other Plans:
Site area: sq. m.	Floor space proposed: sq. m.

*Planning Standards: Complies/Does not comply (density/daylighting/vehicle space/overlooking/nonconforming use/.....
.....)

*Adjoining occupiers/owners: Not consulted/.....consulted,.....object/.....consulted,
no objections received/petition with..... signatures objecting.

*Take in inspection report/proposed density from next page.

RECOMMENDATION:

*Resolve for the purposes of Regulation 11 of the Town & Country Planning General Regulations 1969 to carry out the development.

*Pursuant to condition(s) ..... attached to (outline) permission No.
HGY/ dated

*Subject to any Direction by – (i) GLC under Regulation .....
(ii) Secretary of State for the Environment

*GRANT / REFUSE PERMISSION / APPROVAL / CONSENT

in accordance with drawings Regd. No.: HGY/

(Applicants Nos.

*subject to the following condition(s):/for the following reason(s):

RECOMMENDATION AGREED		
	BPO	DBPO
PANEL		
DELEGATION		

BOROUGH OF HARINGEY
TOWN PLANNING SERVICE
* Delete as appropriate

REGISTER NO: 29673
GRID REF: EASTING 5 3 1 4 6 2 | NORTHING 1 8 9 2 1 K
O.S. SHEET NO: K9

STREET REF: 09
PROPERTY NO: 13 HA
APP. No:

LOCATION: 42 Frobisher Road N8

PROPOSAL: Use as Maisonettes (ELC)

Type of Application: 07

Type of Applicant: 06

Stat. List:* I ~~II/III~~ * A/~~B~~/C
Local List

AGENT:

APPLICANT: Clanmar Property Development Ltd
132 Hackford Road SW9 7HL

Passed to D.C.: 17/7/84

Council Proposals: Housing Investment Area

ROAD CLASS'N: Trunk/Met.A/Met.B/Borough
Conservation Areas * YES/NO
T.P.O. * ~~YES~~/NO

Application Dated: 6.7.84
Application Received: 16.7.84

D.C. Officer: ~~RK~~ ND

CONSULTATIONS: *	Date Sent	Date Reply
~~BE & S~~ HIGHWAYS		
HCA TEAM		
CPHI		
BOROUGH ARCHITECT		
CLEANSING MANAGER		
PARKS		
PUBLIC CONTROL		
D of E HIGHWAYS		
ADJ. L.P.A.		
LVRPA		
TWA		
LONDON TRANSPORT		
GLC REGS.		
WARD COUNCILLORS		
LOCAL RESIDENTS		
LOCAL ORGANISATIONS		

IDP ZONING: See Page Two

TYPE OF DEVELOPMENT:
PIPS CODE –

SITE AREA: NET / RESIDENTIAL m²

DENSITY: EXISTING & PROPOSED – See Page Three

PARKING: EXISTING & PROPOSED – See Page Three

OVERLAP: * YES/NO

ENFORCEMENT: * YES/NO

PASSED TO GROUP LEADER:

DECISION MAKER: *Minister/Council/Cttee/DCP/BPO

PASSED TO BPO/DBPO

PANEL DATE:

DATE OF DECISION:

DECISION NOTIFIED TO CORRESPONDENTS:

CONDITIONS: * YES/NO

DISTRICT

PERMISSION ENDS:

Public Advert. Necessary: * YES/NO
Date to BS & S:
Date Published:

	1	2	3	4	5	6	
Existing Uses							
* Floor/Site Area							m²
Proposed Uses							
* Floor/Site Area							m²

EXISTING HOUSES BY NO. OF ROOMS:						EXISTING FLATS BY NO. OF ROOMS:							
3 room	4 room	5 room	6 room	7 room	Not known	1 room	2 room	3 room	4 room	5 room	6 room	7 room	Not known
PROPOSED HOUSES BY NO. OF ROOMS:						**PROPOSED FLATS BY NO. OF ROOMS:**							
3 room	4 room	5 room	6 room	7 room	Not known	1 room	2 room	3 room	4 room	5 room	6 room	7 room	Not known

DATE COMMENCED:

DATE COMPLETED:

