

Planning Department
Haringey Council
Level 6
River Park House,
225 High Road,
London N22 8HQ

05 December 2022

Re : 84 Station Road, Wood Green, London, N22 7SY

Dear Sirs

This letter accompanies an application for a Certificate of Lawfulness of Proposed Use in respect of the single detached garage to be constructed at the rear of 84 Station Road.

Planning permission was initially granted for a development of 84 Station Road including the garage in April 2003 (LB Haringey Ref HGY/2003/0420). The permission was for the conversion of the property to three self-contained flats together with the construction of a single garage in the rear garden.

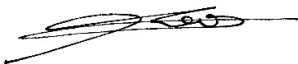
The permission was implemented many years ago insofar as the conversion of 84 Station Road itself is concerned. The conversion would have been completed prior to May 2006 when all three flats were separately assessed for Council Tax Band C.

In August 2022 I sought the Council's confirmation, by way of an application for a Certificate of Lawfulness (Ref HGY/2022/2244), that planning permission Ref HGY/2003/0420 subsists as the works had begun prior to that permission expiring in 2008. I sought this confirmation as I was intending to construct the approved garage to complete the development but wished to obtain the Council's formal confirmation that it would be appropriate to do so prior to getting builders on site. The Council issued their decision notice confirming that the 2003 permissions subsists in October 2022. This means that I can complete the approved development by way of the construction of the garage.

This further application seeks the Council's formal confirmation that the approved garage (forming part of permission Ref HGY/2003/0420) can lawfully be used by persons other than the occupants of the three flats at 84 Station Road. There is no condition on the planning permission restricting who can use the garage. On the approved plans the garage was not labelled as being intended for the occupants of any of the flats. As the garage fronts Bradley Road it can be accessed independently. Indeed were it to be used by the occupants of either of the upper floor flats they would have to get to it in exactly the same way as a non-resident of the property as they do not have access to the rear garden.

Given the absence of a condition on the planning permission regarding who can use the garage and the absence of any labelling of intended users on the approved plans I believe that there is no formal restriction in terms of who uses the garage in the future. I would be grateful if the Council could please confirm this to be the case by way of their determining the further application submitted herewith.

Yours Faithfully



Theo Theodosiou