

Mr Ian Bolt
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2 February 2023

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 192
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
ARTICLE 39**

Case Reference HGY/2022/3480
Location 12, Bancroft Avenue, London, N2 0AS
Proposal Certificate of lawfulness for the proposed erection of a single
storey rear outbuilding.
Received 3 October 2022

In pursuance of their powers under the above Act and Order, the London Borough of Haringey Council as Local Planning Authority hereby CERTIFY that the above proposal described in the application received on the above date, is NOT LAWFUL for the following reason/s:

Title	Description	Date
BA.01.04	Proposed floor plans and elevations	2 November 2022

Case Received On:
3 October 2022

First Schedule

Certificate of lawfulness for the proposed erection of a single storey rear outbuilding.

Second Schedule

12, Bancroft Avenue, London, N2 0AS

Robbie McNaughton

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The proposed development does NOT constitute permitted development by virtue of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 and is NOT considered to be lawful.

Informatives:

INFORMATIVE:

Class E of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 sets out the rules on permitted development for buildings etc. within the curtilage of a house. Buildings which are attached to the house are not permitted under Class E (they would be subject to the rules in Class A).

- 1 You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.