

Theo Theodosiou
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Southgate
London
N14 5NJ

23 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/2022/4323
Location 84 Station Road N22 7SY
Proposal Certificate of Lawfulness: Use of single detached garage to be constructed at the rear of 84 Station Road (granted Ref HGY/2003/0420) by persons other than the occupants of the three flats at 84 Station Road.
Received 5 December 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
Site Location Plan.pdf	Block plan of the site	5 December 2022
Covering Letter.pdf	Evidence to verify application	5 December 2022
SP-100		27 January 2023

Case Received On:
5 December 2022

First Schedule

Certificate of Lawfulness: Use of single detached garage to be constructed at the rear of 84 Station Road (granted Ref HGY/2003/0420) by persons other than the occupants of the three flats at 84 Station Road.

Second Schedule

84 Station Road N22 7SY

HGY/2022/4323

1 of 3

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Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The use of the single detached garage to be constructed at the rear of 84 Station Road (granted Ref HGY/2003/0420) is for a curtilage structure to be used for purposes incidental to the enjoyment of the three flats at 84 Station Road, with its use by persons other than by such occupants constituting development for the purposes of Section 55 of the Town and Country Planning Act 1990, as such meaning planning permission is required and that a lawful certificate cannot be issued.

- 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.