

Mr Christopher Wickham
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28 March 2023

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

Case Reference HGY/2022/2719
Location 2, Woodside Avenue, London, N6 4SS
Proposal Certificate of lawfulness for the demolition of existing garage,
erection of detached outbuilding for incidental use as a double
garage, home office and gym, and associated alterations to
boundary enclosure and garage access on Lanchester Road.
Received 6 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
585_101_P1_PROPOSED FRONT ELEV		14 October 2022
585_103_P1_PROPOSED ROOF PLAN		14 October 2022
585_104_P2_PROPOSED SIDE ELEVATIONS A_B		2 March 2023
585_102_P2_PROPOSED SECTION X Y		2 March 2023
585_100_P2_PROPOSED GROUND FLOOR PLAN		2 March 2023

Case Received On:
6 October 2022

First Schedule

Certificate of lawfulness for the demolition of existing garage, erection of detached outbuilding for incidental use as a double garage, home office and gym, and associated alterations to boundary enclosure and garage access on Lanchester Road.

Second Schedule

2, Woodside Avenue, London, N6 4SS

A handwritten signature in black ink that reads "Robbie McNaugher".

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 In pursuance of their powers under the above Acts and Order the London Borough of Haringey as local planning Authority hereby CERTIFY that the above proposal described by the applicant does not constitute PERMITTED DEVELOPMENT and is therefore UNLAWFUL. This is because on balance of probabilities the intended outbuilding and the facilities within it are of such a scale in comparison with the current dwellinghouse, as already significantly extended, to be viewed to be required for incidental purposes and as such do not fall within the parameters of Class E of Part 1 of Schedule 2 to the GPDO.

- 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.