

Acorn Properties Solutions
245
St Ann's Road
london
United Kingdom
N15 5RG

29 March 2023

**CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR OPERATION OR ACTIVITY
IN BREACH OF A PLANNING CONDITION**

Case Reference HGY/2023/0333
Location 245 St Anns Road, Tottenham, London, N15 5RG
Proposal Certificate of lawfulness for use of site as two self-contained flats
Received 1 February 2023

In pursuance of their powers under the above Act and Order, 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:

Title	Description	Date
Ground Floor Flat Layout		1 February 2023
Site Location Plan		1 February 2023
First Floor Flat Layout		1 February 2023

Case Received On:
1 February 2023

First Schedule

Certificate of lawfulness for use of site as two self-contained flats

Second Schedule

245 St Anns Road, Tottenham, London, N15 5RG

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Reason:

From the documentation and evidence provided, the Local Planning Authority is NOT satisfied that, on the balance of probabilities, 245 St Ann's Road has been used as two self-contained flats for a continuous period of four years before the date of this application. Therefore, the sought use is considered to be unlawful

- 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.