

Mr Ian Bolt
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3 April 2023

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

Case Reference HGY/2023/0440
Location 12 Bancroft Avenue, Hornsey, London, N2 0AS
Proposal Certificate of Lawfulness for proposed outbuilding
Received 14 February 2023

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 & Roof Plans. Elevations & Section		14 February 2023

Case Received On:
14 February 2023

First Schedule

Certificate of Lawfulness for proposed outbuilding

Second Schedule

12 Bancroft Avenue, Hornsey, London, N2 0AS

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The proposed outbuilding fails to comply with the requirements of Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order (England) 2015 (as amended) and is therefore **NOT** permitted development.

Informatives:

INFORMATIVE: Pre- application Advice

Taking the reason(s) for refusal into account, you may wish to prepare a revised proposal for comment prior to submitting a further planning application. To do so we strongly recommend you seek pre-application advice and refer you to our Pre-Application Planning Advice (PAPA) Service.

<https://www.haringey.gov.uk/planning-and-building-control/planning>

- 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.