

Ms Louise Redmond
21 Beech Drive
London
United Kingdom
N2 9NX

25 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/2023/0584
Location 21 Beech Drive, Hornsey, London, N2 9NX
Proposal Certificate of lawfulness: Proposed alterations to garage to facilitate incidental use to main dwellinghouse.
Received 28 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 lawful, as the proposal does constitute development within the meaning of Section 55 of the Town and Country Planning Act 1990, but that application for permission in respect thereof would NOT BE REQUIRED under Part III of the Act, as the development constitutes PERMITTED DEVELOPMENT.

Title	Description	Date
21-bd-001-locationsiteplan.dgn.pdf	The location plan	28 February 2023
21-bd-004-proposedsectionsdetails.dgn.pdf	Additional plans	28 February 2023
21-bd-002-existingplans.elevation.dgn.pdf	Evidence to verify application	28 February 2023
21-bd-003-proposedplans.elevations.pdf	Evidence to verify application	28 February 2023

Case Received On:
28 February 2023

First Schedule

Certificate of lawfulness: Proposed alterations to garage to facilitate incidental use to main dwellinghouse.

Second Schedule

21 Beech Drive, Hornsey, London, N2 9NX

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

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Informatives:

The proposed development constitutes permitted development by virtue of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and is considered to be lawful. Additionally, by virtue of s55(2)(d) of the 1990 Act the proposed change of use from a garage to a study would not constitute development and therefore does not require permission.

INFORMATIVE: You are advised that this certificate is issued on the basis that the garage as converted shall be used for purposes incidental to the main dwellinghouse and does not permit the use of the garage as converted to be used as a self-contained unit.

- 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.