

Mr Shiraz Uddin
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Lower Edmonton
London
United Kingdom
N9 9PY

25 April 2023

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

Case Reference HGY/2022/4516
Location 13 Cornwall Avenue, Wood Green, London, N22 7DA
Proposal Certificate of lawfulness for the existing use of the property as two separate self-contained flats comprising a 1-bedroom ground-floor flat with access to the rear garden and a 1-bedroom first-floor flat.
Received 22 December 2022

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.

Title	Description	Date
Freddie Osei HSBC Statement May-Jun 2017 Account number hidden.pdf	Evidence to verify application	22 December 2022
Tenancy Agreement - First Floor Flat B - Jay Dube.pdf	LDC supporting information	22 December 2022
Freddie Osei HSBC Statement Jan-Feb 2018 Account number hidden.pdf	Evidence to verify application	22 December 2022
Freddie Osei HSBC Statement Apr-May 2017 Account number hidden.pdf	Evidence to verify application	22 December 2022
Land Registry_title_plan_MX318600 _GOV.UK.pdf	The location plan	22 December 2022
Tenancy Agreement - Ground Floor Flat A - Sylvester Dash.pdf	LDC supporting information	22 December 2022
Shorthold Assured Tenancy - Sylvester Dash 2022.pdf	LDC supporting information	22 December 2022
Shorthold Assured Tenancy - Jay Dube 2022.pdf	LDC supporting information	22 December 2022
Plans Layout Sheet A2 - 13.N227DA - Existing Site Location and Block Plan.pdf	The location plan	22 December 2022
Freddie Osei HSBC Statement Nov-Dec 2022 Account number hidden.pdf	Evidence to verify application	22 December 2022
Plans Layout Sheet A2 - 13.N227DA - Existing Ground and First Floor Flats floor plans.pdf	Additional plans	22 December 2022
Gas Certificate Ref47251144-First Floor Flat		11 April 2023
YourBTBill_58404788896-Jay Dube		11 April 2023

Homes for Haringey letter-Ref-123624		11 April 2023
Final Cert 15 C&C - Split Flats-13 Cornwall Ave N22		11 April 2023
EDF Gas-Elec Bill-Feb 2018 - Ground Floor Flat		11 April 2023
Gas pipe installation photos for establish use - 13.N227DA		11 April 2023
Cadent Gas-Ref_ 33235286 Quote		11 April 2023
Construction Invoice - 13 Cornwall Ave N22 7DA - Flats construction		11 April 2023
Cadent Gas-Ref_ 33235286 Acceptance		11 April 2023
Existing Site Photographs for 13 Cornwall Ave N22 7DA	Site photos	24 April 2023

Case Received On:
22 December 2022

First Schedule

Certificate of lawfulness for the existing use of the property as two separate self-contained flats comprising a 1-bedroom ground-floor flat with access to the rear garden and a 1-bedroom first-floor flat.

Second Schedule

13 Cornwall Avenue, Wood Green, London, N22 7DA

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Informatives:

INFORMATIVES:

This certificate hereby approved is granted in relation to the use of the original property/ original floorspace as 2 self contained flats, and does not pertain to the extensions as allowed under application references HGY/2022/09/01 & HGY/2022/1216. The implementation of such extensions would require planning permission and cannot be implemented under 'permitted development' as this property does not benefit from permitted development rights.

- 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.