

Mr Daniel Rinsler
118 Seymour Place
London
W1H 1NP

27 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/2023/0990
Location	4 Broughton Gardens, Hornsey, London, N6 5RS
Proposal	Certificate of Lawfulness establishing that the proposed demolition of a concrete walled planter at ground floor level at the front of the property, would constitute the carrying out of a ‘material operation’ comprised in the development granted planning permission under application reference: HG/2020/2352 on the 18 November 2020, and for the purposes of Section 56 (1) of the Town and Country Planning Act 1990 would represent the initiation of the development.
Received	11 April 2023

In pursuance of their powers under the above Acts the London Borough of Haringey as local planning Authority hereby CERTIFY that the above proposal described by the applicant to be LAWFUL

Title	Description	Date
Supporting Letter from Daniel Rinsler & Co dated 6th April 2023		6 April 2023
P-00-D-001 - Existing Ground Floor Entrance	Annotated to show planter to be demolished.	6 April 2023

Case Received On:
11 April 2023

First Schedule

Certificate of Lawfulness establishing that the proposed demolition of a concrete walled

planter at ground floor level at the front of the property, would constitute the carrying out of a 'material operation' comprised in the development granted planning permission under application reference: HGY/2020/2352 on the 18 November 2020, and for the purposes of Section 56 (1) of the Town and Country Planning Act 1990 would represent the initiation of the development.

Second Schedule

4 Broughton Gardens, Hornsey, London, N6 5RS

A handwritten signature in black ink that reads 'Robbie McNaughton' in a cursive, slightly slanted script.

Robbie McNaughton
Head of Development Management and Planning Enforcement
Planning Service

Informatives:

INFORMATIVE: Pre-Commencement Conditions

To ensure that the works to implement planning permission reference HGY/2020/2352 are lawful, the applicant is advised to comply with any relevant pre-commencement conditions attached to the original permission prior to the commencement of work unless, the LPA has agreed in writing to the variation of those conditions to allow the works described in this certificate of lawfulness to commence before the condition(s) are discharged.

INFORMATIVE: Community Infrastructure Levy - Self Build Exemption

Please note that if you wish to apply for a self-build exemption in relation to the Community Infrastructure Levy applicable to the approved development, then you must have submitted your application for exemption and received a decision before beginning work. If you fail to submit a commencement notice before starting any work, the full chargeable amount for CIL will become immediately payable.

- 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.