

Mr Chris Georgiou
36 Cannon Hill
London
N14 6LG

9 August 2023

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

Case Reference HGY/2023/1979
Location 165 Westbury Avenue, Wood Green, London, N22 6RX
Proposal Certificate of Lawfulness for the existing use of the property as a
6 person HMO (Use Class C4)
Received 20 July 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/s:

Title	Description	Date
1671/01– Existing Floor Plans		20 July 2023

Case Received On:
20 July 2023

First Schedule

Certificate of Lawfulness for the existing use of the property as a 6 person HMO (Use Class C4)

Second Schedule

165 Westbury Avenue, Wood Green, London, N22 6RX

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The submitted evidence is not sufficiently precise, is ambiguous in nature, is not conclusive and has discrepancies, and therefore fails to demonstrate that, on the balance of probabilities the property has been in use as a C4 HMO for up to six occupants. 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.