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24 August 2023

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

Case Reference HGY/2023/1723
Location 13 St Pauls Road, Tottenham, London, N17 0NB
Proposal Certificate of Lawfulness for proposed erection of an outbuilding
in the rear garden.
Received 29 June 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
Proposed Site Plan		29 June 2023
10A – Proposed Ground Floor Plan & Elevations		29 June 2023

Case Received On:
29 June 2023

First Schedule

Certificate of Lawfulness for proposed erection of an outbuilding in the rear garden.

Second Schedule

13 St Pauls Road, Tottenham, London, N17 0NB

Robbie McNaugher

Robbie McNaugher

HGY/2023/1723

1 of 3

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Refusal Reasons: (1)

- 1 The footprint of the proposed outbuilding is too large in relation to the size of the application property to be considered 'incidental' to the enjoyment of the dwellinghouse, and inaccuracies in the submitted drawings mean that it is not possible to assess whether it will meet the relevant height restrictions. The proposed outbuilding is therefore not considered to comply with all the relevant restrictions and conditions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 and is therefore 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.