

Mr John-Paul Palmer
MKL House
242 Archway Road
Highgate
LONDON
United Kingdom
N6 5AX

4 September 2023

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

Case Reference HGY/2023/1758
Location Shop, 242 Archway Road, Hornsey, London, N6 5AX
Proposal Certificate of Lawfulness for the existing use of the basement as
a self-contained flat.
Received 4 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
Location Plan		3 July 2023
3D View of Flat Layout		16 August 2023
Basement Floor Plan		4 September 2023

Case Received On:
4 July 2023

First Schedule

Certificate of Lawfulness for the existing use of the basement as a self-contained flat.

Second Schedule

Shop, 242 Archway Road, Hornsey, London, N6 5AX

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement

HGY/2023/1758

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 From the documentation and evidence provided, the Local Planning Authority is not satisfied that, on the balance of probabilities, the use of the basement of 282 Archway Road has been as a self-contained flat for a continuous period of 4 or more years before the date of this application. 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.