

Mr Rustem Konakli
469 Lordship Lane
Lordship Lane
London
United Kingdom
N22 5DJ

27 March 2026

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

Case Reference HGY/2026/0294
Location 260 Gladstone Avenue, Wood Green, London, N22 6LE
Proposal Lawful development: Existing use for use of 260 Gladstone Avenue as a Class C4 HMO for 4 unrelated individuals
Received 3 February 2026

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
Pre-Existing.pdf	Additional plans	3 February 2026
LocationPlan.pdf	The location plan	3 February 2026
Existing drawings.pdf	Additional plans	3 February 2026

Case Received On:
3 February 2026

First Schedule

Lawful development: Existing use for use of 260 Gladstone Avenue as a Class C4 HMO for 4 unrelated individuals

Second Schedule

260 Gladstone Avenue, Wood Green, London, N22 6LE

**Head of Development Management and Planning Enforcement
Planning Service**

Refusal Reasons: (1)

- 1 From the documentation and evidence provided, the Local Planning Authority is not satisfied, on the balance of probabilities, that 260 Gladstone Avenue has been used as a Class C4 HMO for four unrelated individuals for a continuous period of 10 years or more before the date of this application. As such, the applicant has not demonstrated that the use is lawful, and the certificate cannot be issued.

- 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.