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31 March 2026

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

Case Reference HGY/2026/0506
Location 1 Chalgrove Road, Tottenham, London, N17 0NP
Proposal Lawful development Proposed use for a single storey ground floor extension and a L-shaped dormer loft conversion
Received 24 February 2026

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
004	Elevation (Front) - Proposed	24 February 2026
003	Floor plan	24 February 2026

Case Received On:
24 February 2026

First Schedule

Lawful development Proposed use for a single storey ground floor extension and a L-shaped dormer loft conversion

Second Schedule

1 Chalgrove Road, Tottenham, London, N17 0NP

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

Refusal Reasons: (1)

- 1 On the balance of probabilities, the Local Planning Authority is not satisfied that the property is lawfully in use as a single dwellinghouse (Use Class C3). Evidence indicates that it has already been converted and is operating as an HMO, a use that has not been regularised. As permitted development rights under Schedule 2, Part 1 of the GPDO apply only to lawful C3 dwellinghouses, the LPA cannot confirm that the proposed rear extension and L-shaped dormer would constitute permitted development.

- 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.