

Mr Kenny Shoda
28 Columbia Point
Canada Estate
London
SE16 7BE

14 April 2026

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

Case Reference HGY/2026/0444
Location 26C Grand Parade, Tottenham, London, N4 1LG
Proposal Certificate of lawfulness: existing use of the flat as a small 3-
bedroom HMO (Class C4 Use).
Received 18 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
HW-2025-028-SP02 Rev A	Site/Block Plan - Existing	18 February 2026
HW-2025-028-PL04 Rev A	Elevation (Rear) - Existing	18 February 2026
HW-2025-028-PL09 Rev A	Roof Plan - Proposed	18 February 2026
HW-2025-028-PL05 Rev A	Elevation (Rear) - Proposed	18 February 2026
HW-2025-028-PL03 Rev A	Elevation (Front) - Proposed	18 February 2026
HW-2025-028-SP03 Rev A	Block plan of the site	18 February 2026
HW-2025-028-PL01 Rev A		18 February 2026
HW-2025-028-PL07 Rev A	Elevation (Side) - Existing	18 February 2026
HW-2025-028-PL02 Rev A	Elevation (Front) - Existing	18 February 2026
HW-2025-028-PL06 Rev A	Elevation (Side) - Existing	18 February 2026
HW-2025-028-PL08 Rev A	Roof Plan - Existing	18 February 2026
HW-2025-028-SP01 Rev A	The location plan	18 February 2026

Case Received On:

HGY/2026/0444

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Planning Service
5th Floor, Alexandra House,
10 Station Road, Wood Green,
London, N22 7TY
T 020 8489 5504
www.haringey.gov.uk

18 February 2026

First Schedule

Certificate of lawfulness: existing use of the flat as a small 3-bedroom HMO (Class C4 Use).

Second Schedule

26C Grand Parade, Tottenham, London, N4 1LG

**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 that, on the balance of probabilities, the use at Flat C at 26 Grand Parade, London, N4 1LG, has been used as an HMO for a continuous period of ten years or more before the date of this application. Therefore, the sought use is considered to be unlawful.

Informatives:

INFORMATIVE: ADDITIONAL INFORMATION

If you have any additional corroborating evidence demonstrating the use of the flat as an HMO during a continuous ten year period leading up to the submission of the application, then you are advised to reapply providing this additional information.

- 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.