

Mr Thomas Darwall-Smith
International House
36-38 Cornhill
London
United Kingdom
EC3V 3NG

27 May 2026

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

Case Reference	HGY/2026/0951
Location	The Grove Lawn Tennis Club, Cascade Avenue, Hornsey, London, N10 3PS
Proposal	Lawful development: Existing use for meeting place for the principal use of the local community and for outdoor sport or recreation (Use Class F.2).
Received	1 April 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 LAWFUL.

Title	Description	Date
250409-Third party objection Appx A-B.pdf	Other relevant information	1 April 2026
PL 02 Existing block Plan.pdf	Site/Block Plan - Existing	1 April 2026
230922 Appx B-J.pdf	Other relevant information	1 April 2026
260331-Covering letter.pdf	Covering letter	1 April 2026
PL 07 Existing Pavilion.pdf	Elevation (Front) - Existing	1 April 2026
250409-Third party objection.pdf	Other relevant information	1 April 2026
250409-Third party objection Appx C-F.pdf	Other relevant information	1 April 2026
230922 Appx A. Heritage Assessment.pdf	Other relevant information	1 April 2026
230922 Appx K. Comparison of Rookfield with the Great Wall at Hampstead Garden Suburb.pdf	Other relevant information	1 April 2026
250717-PINS 3356480 appeal decision.pdf	Other relevant information	1 April 2026
230922-CCRA Planning objection.pdf	Other relevant information	1 April 2026
250409-LPA Statement of Case.pdf	Other relevant information	1 April 2026

Case Received On:

1 April 2026

First Schedule

Lawful development: Existing use for meeting place for the principal use of the local community and for outdoor sport or recreation (Use Class F.2).

Second Schedule

The Grove Lawn Tennis Club, Cascade Avenue, Hornsey, London, N10 3PS

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

- 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.