

Mr Justin Reid
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E17 5JF

5 June 2026

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

Case Reference HGY/2026/1037
Location 162 Park Lane, Tottenham, London, N17 0JN
Proposal Certificate of lawfulness for the existing use of the property as an 8-bedroom, 9-person House in Multiple Occupation (HMO) (Sui-generis use).
Received 13 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 NOT LAWFUL for the following reason/s:

Title	Description	Date
Location Plan		13 April 2026
SEP-WJ-24-002; SEP-WJ-24-003; SEP-WJ-24-004; SEP-WJ-24-005; & SEP-WJ-24-006 – Existing & Pre-Existing Floor Plans, Elevations & Sections	Existing & Pre-Existing Floor plans submitted with 2024 Planning Application (refused).	14 April 2026

Case Received On:
13 April 2026

First Schedule

Certificate of lawfulness for the existing use of the property as an 8-bedroom, 9-person House in Multiple Occupation (HMO) (Sui-generis use).

Second Schedule

162 Park Lane, Tottenham, London, N17 0JN

Refusal Reasons: (1)

- 1 The applicant has failed to demonstrate that, on the balance of probability, 162 Park Plane, N17 0JN has, for a period in excess of 10 years, been in use as an 8-bedroom, 9-person House in Multiple Occupation (HMO) (Sui-generis use), and has thus not become immune from enforcement action and is therefore 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.