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26 June 2026

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

Case Reference	HGY/2026/1505
Location	112 Sylvan Avenue, Wood Green, London, N22 5JB
Proposal	Certificate of lawfulness for the existing use of the property as 2 self-contained flats (comprising of 2x 1 bed flats) for more than 4 years.
Received	29 May 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
Location plan.pdf	The location plan	29 May 2026
MAX-FULL PACK-112 Sylvan Avenue.pdf	Additional plans	29 May 2026

Case Received On:
29 May 2026

First Schedule

Certificate of lawfulness for the existing use of the property as 2 self-contained flats (comprising of 2x 1 bed flats) for more than 4 years.

Second Schedule

112 Sylvan Avenue, Wood Green, London, N22 5JB

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

Informatives:

INFORMATIVE: Scope of This Certificate

The approval of this application strictly relates to the existing use of the property as 2 self-contained flats (comprising 2 x 1-bed units) for more than 4 years only. For the avoidance of doubt, this certificate does not regularise any use of the property as a House in Multiple Occupation (HMO). Any formal approval of an HMO use would require a separate application supported by 10 years' evidence.

- 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.