

Mr Simon Boone
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Wharton
Winsford
CW7 4BP

29 June 2026

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

Case Reference HGY/2026/1500
Location 328 Alexandra Park Road, Wood Green, London, N22 7BD
Proposal Lawful development Existing use: Outbuilding used as
residential use ancillary to main dwelling
Received 28 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 NOT LAWFUL for the following reason/s:

Title	Description	Date
005 Block Plan.pdf	Block plan of the site	28 May 2026
002 Proposed.pdf	Layout Plan - Proposed	28 May 2026
LocationPlan.pdf	The location plan	28 May 2026
004 Proposed Ground Floor.pdf	Floor plan	28 May 2026

Case Received On:
28 May 2026

First Schedule

Lawful development Existing use: Outbuilding used as residential use ancillary to main dwelling

Second Schedule

328 Alexandra Park Road, Wood Green, London, N22 7BD

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

HGY/2026/1500

1 of 3

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

Refusal Reasons: (1)

- 1 The use described in the application is not lawful. Planning permission HGY/2024/1358 restricted the use of the outbuilding to purposes incidental to the enjoyment of the dwellinghouse and as such expressly prohibits sleeping accommodation and other residential uses ordinarily associated with the main dwelling. The use claimed therefore falls outside the scope of the approved permission and would require planning permission and accordingly, a Certificate of Lawfulness under Section 191 of the Town and Country Planning Act 1990 cannot be issued.

- 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.