

Mr Godson Egbo
176 Brookehowse Road
London
SE6 3TP

26 August 2026

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 192
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
ARTICLE 39**

Case Reference HGY/2026/1556
Location 170 Westbury Avenue, Wood Green, London, N22 6RU
Proposal Certificate of lawfulness for proposed use: Erection of single storey garden room outbuilding in the rear garden.
Received 3 June 2026

In pursuance of their powers under the above Act and Order, the London Borough of 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
LocationPlan.pdf	The location plan	2 June 2026
P-01C, P-02C, P-03C, P-04C - Proposed Block Plan, Rear Garden Floor Plan, and Elevations.pdf	Additional plans	2 June 2026
E-04 - Location Plan		19 June 2026

Case Received On:
3 June 2026

First Schedule

Certificate of lawfulness for proposed use: Erection of single storey garden room outbuilding in the rear garden.

Second Schedule

170 Westbury Avenue, Wood Green, London, N22 6RU

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

HGY/2026/1556

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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

Refusal Reasons: (1)

- 1 In pursuance of their powers under the above Acts and Order, the London Borough of Haringey, as Local Planning Authority, hereby CERTIFY that the above proposal described by the applicant does not constitute PERMITTED DEVELOPMENT and is therefore UNLAWFUL. This is because, on the balance of probabilities, the proposed outbuilding is of such a scale relative to the host dwellinghouse, a small two-bedroom unit formed through the subdivision of No. 172, that it cannot reasonably be regarded as required for purposes incidental to the enjoyment of the dwellinghouse. The proposal therefore fails to satisfy the requirements of Class E of Part 1 of Schedule 2 of the GPDO.

- 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.