

Other - ARCHPL
400 WEST GREEN ROAD
HARINGEY
LONDON
N15 3PX

18 September 2026

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

Case Reference	HGY/2026/1593
Location	Flats A/B/C 103 Myddleton Road, Wood Green, London, N22 8NE
Proposal	Certificate of lawfulness for the existing use of the property as 3x self-contained flats (comprising of (Flat A) 1x 2 bed flat, (Flat B) 1x 1 bed flat and (Flat C) 1x 3 bed flat in the outbuilding) for more than 4 years.
Received	5 June 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:

Case Received On:
5 June 2026

First Schedule

Certificate of lawfulness for the existing use of the property as 3x self-contained flats (comprising of (Flat A) 1x 2 bed flat, (Flat B) 1x 1 bed flat and (Flat C) 1x 3 bed flat in the outbuilding) for more than 4 years.

Second Schedule

Flats A/B/C 103 Myddleton Road, Wood Green, London, N22 8NE

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

Refusal Reasons: (1)

- 1 The Local Planning Authority is not satisfied, on the balance of probability, that the three-bedroom layout of Flat C within the outbuilding has existed for more than four years. Evidence held by Planning Enforcement, including a 2015 site visit, confirms the outbuilding contained only two bedrooms, and the 2022 Google image submitted by the owner does not support the existence of a third full-width front bedroom. The submitted plans are therefore not sufficiently precise or reliable to demonstrate the claimed layout. As such, the use described is not proven to be lawful under Section 191 of the Town and Country Planning Act 1990.

- 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.