

Mr Cos Ioannou
29 Hyland Way
Hornchurch
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18 September 2026

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

Case Reference	HGY/2026/1591
Location	22 Lothair Road South, Hornsey, London, N4 1EL
Proposal	Certificate of lawfulness for the erection of a rear dormer and roof extension including a Juliet balcony and the insertion of 3x front - proposed use
Received	5 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:

Case Received On:
5 June 2026

First Schedule

Certificate of lawfulness for the erection of a rear dormer and roof extension including a Juliet balcony and the insertion of 3x front - proposed use

Second Schedule

22 Lothair Road South, Hornsey, London, N4 1EL

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

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 proposal described by the applicant does not constitute Permitted Development and is therefore unlawful. This is because, on the balance of evidence held by the Local Planning Authority, the property is operating as a large 7-person, 5-household sui generis HMO and as the property in this use class does not qualify to extend the loft or roofspace under Permitted Development and therefore does not fall within the parameters of Classes B and C of Part 1 of Schedule 2 to 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.