

Mercy Oruwari

From: Mercy.Oruwari@haringey.gov.uk
Subject: FW: 40 Bancroft Avenue, Hornsey, London, N2 0AS (Site rear of 40-42 Bancroft Avenue access via Great North Road) - HGY/2023/0692

From: Jeffrey Gould
Sent: Thursday, February 22, 2024 12:27 PM
To: Mercy Oruwari <Mercy.Oruwari@haringey.gov.uk>;
Cc: 'Carmen Gould'; Planning Support <PlanningSupport@haringey.gov.uk>
Subject: RE: 40 Bancroft Avenue, Hornsey, London, N2 0AS (Site rear of 40-42 Bancroft Avenue access via Great North Road) - HGY/2023/0692

Dear Ms Oruwari

With reference to your below email.

You have asked whether the “red line plan” should include the access road past Highgate Edge. Mrs Gould is not part owner of the access road but rather has the right of way over and along the access road which is stated in paragraph 3 of the Property Register for 40 Bancroft Avenue, i.e.

"TOGETHER with the full and free right and liberty for the Purchasers and all persons authorised by them (in common with the Commissioners and all persons authorised by them) to go return pass and repass with or without horses carts carriages motor cars and other vehicles over and along the roadway coloured brown on the said plan."

The “roadway coloured brown” on the plan is the roadway leading southwest from the Great North Road past the northeastern side of the Highgate Edge block of flats and thence past the rear of numbers 40 and 42 Bancroft Avenue to the allotments owned by the borough of Barnet. As Mrs Gould is not a co-owner of this land, the roadway is correctly not included as part of the site plan and Certificate B is not applicable. Mrs Gould has not applied for a change of use of the roadway. You can also refer to the application for the property at the rear of 42 Bancroft Avenue (HGY 2022/1115) where the site plan similarly does not include the roadway.

I trust this will be sufficient for your purposes.

Yours sincerely

Jeffrey Gould