

Mr Tass Amlak
28B Park Avenue
London
United Kingdom
N22 7EX

9 May 2024

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

Case Reference HGY/2024/0702
Location 53 Cranbrook Park, Wood Green, London, N22 5NA
Proposal Certificate of Lawfulness Existing Use: Continued use of the
property as a 7 Room HMO
Received 13 March 2024

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
53 Cranbrook Park Statement.pdf	LDC supporting information	13 March 2024
LocationPlan.pdf	The location plan	13 March 2024
Floor Plans 53 Cranbrook Park.pdf	Additional plans	13 March 2024

Case Received On:
13 March 2024

First Schedule

Certificate of Lawfulness Existing Use: Continued use of the property as a 7 Room HMO

Second Schedule

53 Cranbrook Park, Wood Green, London, N22 5NA

Robbie McNaugher

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Refusal Reasons: (2)

- 1 From the documentation and evidence provided, the Local Planning Authority is not satisfied that, on the balance of probabilities, the use at 53 Cranbrook Park, has been used as a seven-room HMO for a continuous period of 4 years before the date of this application. Therefore, the sought use is considered to be unlawful.
- 2 The drawings submitted are labelled such that the number of rooms in the HMO would constitute a large HMO, and the application would require the submission of 10 years of evidence for the LPA to grant approval.

- 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.