

Mr Christian Buxton
30 Redbourne Avenue
Redbourne Avenue
London
United Kingdom
N32BS

14 June 2024

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

Case Reference HGY/2024/0826
Location 40 High Street, Hornsey, London, N8 7NX
Proposal Certificate of Lawfulness Existing use for the rear of 40 High Street as a self contained studio flat
Received 22 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 LAWFUL.

Title	Description	Date
Tenancy agreement 2.3.20-2.3.21		26 March 2024
Ridgeway Estates letter 19 Feb 24		26 March 2024
Electrical certificate 30th Jul 2022 to 30th Jul 2027		26 March 2024
Building Insurance 2018		26 March 2024
Building Insurance 2020		26 March 2024
High/40/BR/01 Existing floor plans / Os maps		26 March 2024
2022 Allied World Certificate		26 March 2024
AST 2023 - 2024.		26 March 2024
Belgravia insurance 12.10.23		26 March 2024
statements for 2021		30 May 2024
statements from 012019 to 122020		30 May 2024
statements for 2023 and up to 022024		30 May 2024
statements for 2022		30 May 2024

Case Received On:
22 March 2024

First Schedule

Certificate of Lawfulness Existing use for the rear of 40 High Street as a self contained studio flat

Second Schedule

40 High Street, Hornsey, London, N8 7NX

A handwritten signature in black ink that reads "Robbie McNaugher".

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Informatives:

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.

The applicant is advised that they will need to create separate Council tax records for the property.

- 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.