

Mr Mat Barnes
Unit 28
4th floor,
Old Town Hall
Rushey Green
LONDON
SE6 4RU

5 July 2024

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

Case Reference	HGY/2024/0715
Location	43 Cholmeley Crescent, Hornsey, London, N6 5EX
Proposal	Certificate of lawfulness for the erection of a single storey outbuilding (yoga room and gym) in the rear garden - proposed use.
Received	15 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, as the proposal does constitute development within the meaning of Section 55 of the Town and Country Planning Act 1990, but that application for permission in respect thereof would NOT BE REQUIRED under Part III of the Act, as the development constitutes PERMITTED DEVELOPMENT .

Title	Description	Date
2247-001 PD01.pdf	The location plan	15 March 2024
2247 Existing and Proposed Drawings.pdf	Additional plans	15 March 2024
tree report		5 June 2024
PD statement for no excavation works - 43 cholomeley crescent		26 June 2024

Case Received On:
15 March 2024

First Schedule

Certificate of lawfulness for the erection of a single storey outbuilding (yoga room and gym) in the rear garden - proposed use.

Second Schedule

43 Cholmeley Crescent, Hornsey, London, N6 5EX

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

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Informatives:

Informative: If excavation or engineering works at any time during the preparation for and/or the construction of the outbuilding are to be carried out then full consent would need to be sought and approved in writing by the Local Authority before continuing the works.

Informative: If at any time during the preparation for and/or the construction of the outbuilding results in any Impacts on any nearby TPO trees then written consent by the Local Authority would be required in order to continue such works.

Informative: If the construction involve works or removal of any trees then notice must be given to the Council. This would be in the form of an application for 6 weeks notice of Tree works. Confirmation that Local Authority have 'Raised No Objection' would need to be obtained in writing before continuing with the tree works. Guidance can be found in the following link.

- 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.