Mrs Donna Ferguson
Flat A
66 Florence Road
London
N4 4DP

Planning Application Reference No. **HGY/2015/0278**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995 (AS AMENDED)

NOTICE OF REFUSAL OF PLANNING PERMISSION

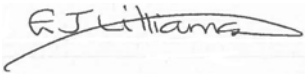
Location: **Flat A 66 Florence Road, N4.**

Proposal: **Construction of a conservatory in the rear side return**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **REFUSE** the above development in accordance with the application dated 28/01/2015 and drawing numbers: 001 and 001A

SEE SCHEDULE OF REASONS ATTACHED

25/03/2015



Emma Williamson
Head of Development Management
Planning Service

NOTE: You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent

Director of Regeneration, Planning and Development **Lyn Garner**

SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2015/0278

The application shown above has been refused for the following reason(s):

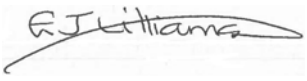
1. The proposed development by reason of its poor design, excessive depth and bulk would fail to be sufficiently subordinate to the original building and would be harmful to the character and appearance of the host builidng and wider Conservation Area. The proposal would also result in overdevelopment in relation to the area of the site, the size of the property itself, and those in the immediate vicinity. The proposal would fail to preserve the character and appearance of the original building and wider Conservation Area in general contrary to Policies 7.4, 7.6 and 7.8 of the London Plan 2011, Saved Policies CSV12 and UD3 of the Haringey Unitary Development Plan 2006, and Policy SP11 & SP12 of the Haringey Core Strategy 2012

2. The proposed development would result in substandard provision of external amenity space for the 3 bedroom family sized unit detrimental to the living conditions of its occupants, contrary to Policies 3.5, 7.4 and 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

INFORMATIVE:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

25/03/2015



Emma Williamson
Head of Development Management
Planning Service

Director of Regeneration, Planning and Development Lyn Garner