Mr Daniel Fennings
H and J Architecture
32 Aqua Apartments
Goodchild Road
London
N4 2BP

On behalf of
Mr Tony Lawes
38 Stapleton Hall Road
London
N4 3QD

Planning Application Reference No. **HGY/2015/0271**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

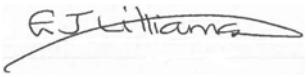
Location: **38 Stapleton Hall Road, N4.**

Proposal: **Erection of a new-build two storey raised ground floor and semi-basement lower ground floor "Upside Down" house with bedrooms downstairs and living accommodation upstairs, entailing demolition of existing timber shed and demolition / rebuilding of existing boundary wall to the street frontage**

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 27/01/2015 and drawing numbers: PA-EL-11-REVA,PL-02,PL-11,PL-12, PA-SE-11,EL-01,PL-01,SE-01,ST-01,ST-02,DS-11

SEE SCHEDULE OF REASONS ATTACHED

24/03/2015



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/2015/0271

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

1. The proposed development does not appropriately reflect the Victorian Gothic style of architecture and its forward position makes the building visually prominent and intrusive within the terrace and the street frontage. Thus, the proposal is not considered to be a high quality ancillary and subordinate design and would neither preserve nor enhance the conservation area and its character and appearance contrary to Policies SP11 and SP12 of the Haringey Local Plan 2013 and Policy 7.8 of the London Plan 2011.

2. The proposed development by reasons of its height and proximity to the boundary would have an overbearing appearance to the garden area of 78 Victoria Road which would have a significant detrimental effect on the amenity of this neighbouring property contrary to Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

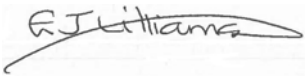
3. The subject site is located within Stroud Green Restricted Conversion Area and the proposed development would exacerbate existing car parking pressure which would have an increased negative impact upon the surrounding highway network contrary to Local Plan (2013) Policy SP7 'Transport', Saved UDP (2006) Policies UD3 'General Principles', HSG11 'Restricted Conversion Areas' and Policy M10 'Parking for Development' of the Unitary Development Plan 2006 and London Plan (2011) Policy 6.11 'Smoothing Traffic Flow and Tackling Congestion'.

4. The proposed development in the absence of a legal agreement securing the provision of on-site affordable housing or a financial contribution in lieu the proposal is contrary to policy SP2 'Housing' of the Local Plan March 2013 and Policy 3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes) of the London Plan July 2011.

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.

24/03/2015



Emma Williamson
Head of Development Management
Planning Service

Director of Regeneration, Planning and Development Lyn Garner