Mr Peter Cook
Cook Associates
1 Limes Place
Preston Street
Faversham
Kent
ME13 8PQ

On behalf of
Mr Bernard Spitz
68 Halliford Street Limited
4 Cazenove Road
London
N16 6BD

Planning Application Reference No. **HGY/2015/1349**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

NOTICE OF REFUSAL OF PLANNING PERMISSION

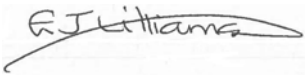
Location: **49A Oxford Road, N4**

Proposal: **Demolition of the existing building and the erection of a 3 to 4-storey building with 132 study bedrooms contained within 22 cluster flats**

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 07/05/2015 and drawing numbers: 01 to 13 inclusive and 15.

SEE SCHEDULE OF REASONS ATTACHED

06/08/2015



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/2015/1349

The application shown above has been refused for the following reasons:

1. The proposed development would result in a loss of employment land for which is designated for employment within the B Use Classes. It has not been demonstrated through recent unsuccessful marketing/advertisement campaign that there is insufficient demand for the proposed used and as such no justification for the loss of employment generated land. It is therefore contrary to policy EMP4 of the Saved Unitary Development Plan.

2. In the absence of an agreed specified academic institution or a viability report, no justification has been provided for student accommodation that is both demanded and affordable. Such proposal would also compromise the capacity to meet the need for conventional dwellings including affordable family home and thereby failing provide mixed and balance communities. As such, it would be contrary to policy 3.8 of the London Plan 2015.

3. The proposed development by reason of its size, scale and bulk would be out of keeping with the design and character of the street scene, thereby failing to preserve the character and appearance of Stroud Green Conservation Area contrary to Policies 7.4, 7.6 and 7.8 of the London Plan 2011, Saved Policies CSV5 and UD3 of the Haringey Unitary Development Plan 2006.

4. The proposed development would detract from the architectural appearance of the frontage of which the site form part and would adversely affect the visual amenity of the locality contrary to Policy SP11 of the Haringey Local Plan 2013, Saved Policies UD3, CSV5 of the Haringey Unitary Development Plan 2006, Policies 7.4, 7.6 and 7.8 of the London Plan 2011.

5. The development would be visually intrusive when viewed from adjoining properties along Woodstock Road by reason of bulk, overall scale and massing given rise to a poor level of outlook, sense of enclosure and overbearing impact on these neighbouring properties, thereby contrary to Saved Policy UD3 of the Haringey Unitary Development Plan 2006, Policy SP11 of the Haringey Local Plan 2013, Policies 7.4 and 7.6 of the London Plan 2013.

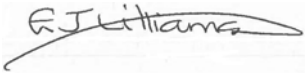
6. The proposed development, in the absence of a legal agreement securing contributions towards Traffic Management Order (TMO) controlling on-street parking, improvements towards enhancing the walking and cycling infrastructure in the area surrounding the site and the absence of an agreement to the dedication of the development as 'Car Restricted Development', would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policy SP7 (Transport) of the London Borough of Haringey Local Plan: Strategic Policies March 2013 and saved policy UD3 (General Principles) of the Haringey Unitary Development Plan July 2006.

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

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.

06/08/2015



Emma Williamson
Head of Development Management
Planning Service

Director of Regeneration, Planning and Development Lyn Garner