Mr Marc Wetherill
Capital Architectural Design
49 Rushdene Avenue
East Barnet
Hertfordshire
EN4 8EN

**On behalf of**
Mr Andrew Storey
Second Floor Flat
59 Mayfield Road
London
N8 9LL

Planning Application Reference No. **HGY/2015/0195**

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

**NOTICE OF REFUSAL OF PLANNING PERMISSION**

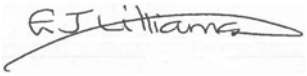
Location: **59 Mayfield Road, N8**

Proposal: **Formation of loft conversion to first floor outrigger**

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 20/01/2015 and drawing numbers: 2011-479/100 & 101

SEE SCHEDULE OF REASONS ATTACHED

**17/03/2015**



**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/2015/0195

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

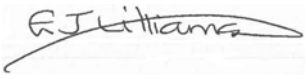
1. The proposed roof extension would introduce a discordant feature to the elevations of the building detracting from the visual appearance of the property and is therefore detrimental to the visual amenity of the area by reason of the excessive depth and bulk of the extension contrary to Saved Policy 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 2011.

2. The proposed development would have a seriously adverse effect of the amenity of neighbouring residents by reason of a material loss of daylight/sunlight, outlook and privacy contrary to Policies 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.

17/03/2015



Emma Williamson
Head of Development Management
Planning Service

Director of Regeneration, Planning and Development Lyn Garner