Mr Alex Frame
ADS Property Services
Taradale
Little Lane
Upper Bucklebury
West Berkshire
RG7 6QX

On behalf of
Mr C Callisto
Flat A
41 St Anns Road
London
N15 6NG

Planning Application Reference No. **HGY/2015/0232**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **41A St Anns Road, N15.**

Proposal: **Subdivision of existing flat to form an additional one bed flat**

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 26/01/2015 and drawing numbers: 15/174/01, 15/174/02, 15/174/03

SEE SCHEDULE OF REASONS ATTACHED

23/03/2015

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/2015/0232

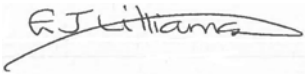
The application shown above has been refused for the following reason(s):

1. REASON: The proposal would provide substandard and cramped living conditions for future occupiers of the development resulting in a poor quality of residential accommodation. As such, the proposal would be 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 and inconsistent with the Council's Supplementary Planning Guidance SPG1A and its Housing Supplementary Planning Document.

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.

23/03/2015



Emma Williamson
Head of Development Management
Planning Service

Director of Regeneration, Planning and Development Lyn Garner