Ian Eggleton
Egg Architecture
40 Blake Road
London
N11 2AE

On behalf of
Ms Jen Cowan
21 Herbert Road
London
N11 2QN

Planning Application Reference No. **HGY/2015/0242**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION (HOUSEHOLDER APPLICATION)

Location: **21 Herbert Road, N11.**

Proposal: **Erection of roof and first floor rear extensions with new and amended windows in the existing house**

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: 01B, 02B, 03B, 04, 05, 10C, 11C and 12C

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/2015/0242

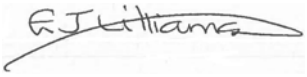
The application shown above has been refused for the following reason(s):

1. The proposed roof extensions, by reason of their scale and design would not be subordinate to the existing dwelling and would be incongruous with the surrounding area and would harm the visual amenity of the area contrary to Policies 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.

23/03/2015



Emma Williamson
Head of Development Management
Planning Service

Director of Regeneration, Planning and Development Lyn Garner