Mr Nadi Jahangiri
SCALA architects
Studio 10
Bouton Place
Waterloo Terrace
Islington
London
N1 1TR

On behalf of
Ms Evie Demosthenous
42 Park Road
London
N8 8TD

Planning Application Reference No. **HGY/2015/0460**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **19 High Street, N8**

Proposal: **Demolition of the existing structure used for storage at ground floor level and the access walkway party wall to properties at No.21. Change of use from storage to provide a new 1 bedroom flat at No.19 with communal courtyard and access to properties at No.21**

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 13/02/2015 and drawing numbers: 2409_EX_002 Rev C, 2409/EX/003 Rev B, 2409/EX/004 Rev A, 2409/EX/005 Rev B, 2409/EX/006 Rev A, 2409/PL/002 Rev C, 2409/PL/003 Rev A, 2409/PL/005 Rev A, 2409/PL/006 Rev B & 2409/PL/007 Rev B

SEE SCHEDULE OF REASONS ATTACHED

10/04/2015

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/2015/0460

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

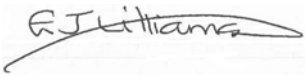
1. The proposed dwelling would not meet the minimum floor space requirements set out in the Major's Housing SPG and the bedroom would have a poor outlook and receive little natural light. The proposed residential accommodation is therefore considered to be below standard and contrary to Policy 3.5 'Quality and design of housing developments' of the London Plan 2011, Local Plan Policy SP2 'Housing', The Council's Housing SPD and The Major's Housing SPG.

2. 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.

10/04/2015



Emma Williamson
Head of Development Management
Planning Service

Director of Regeneration, Planning and Development Lyn Garner