Mr Kunal Sangwan
Flat 15
Harefield House
99 Palmerston Road
Buckhurst Hill
Essex
IG9 5NH

On behalf of
Mr James Knowles
340 Alexandra Park Road
London
N22 7BD

Planning Application Reference No. **HGY/2015/0525**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION (HOUSEHOLDER APPLICATION)

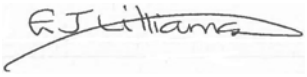
Location: **340 Alexandra Park Road, N22**

Proposal: **Loft conversion converting hip to gable at rear, addition of dormers at side and rooflight to front**

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 20/02/2015 and drawing numbers: 1501841-SU101, 1501841-SK114A, 1501841-SK113, 1501841-SU102.

SEE SCHEDULE OF REASONS ATTACHED

17/04/2015



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/2015/0525

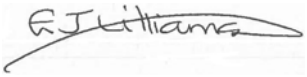
The application shown above has been refused for the following reason:

1. The proposed dormer roof extensions and alterations, by reason of their excessive size and scale, would be out of keeping with the design and character of the existing dwelling and would have an adverse effect on the appearance of the property and the visual amenity of the area as a whole, contrary to and 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.

17/04/2015



Emma Williamson
Head of Development Management
Planning Service

Director of Regeneration, Planning and Development Lyn Garner