Mr David Alton
ADA Architects
129 Kings Road
Halstead
Essex
C09 1HJ

On behalf of
Tottenham War Services
399 High Road
London
N17 6QN

Planning Application Reference No. **HGY/2015/0774**

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

NOTICE OF REFUSAL OF LISTED BUILDING CONSENT

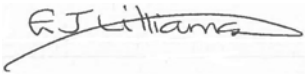
Location: **399 - 401 High Road N17**

Proposal: **Listed Building Consent for refurbishment of existing premises and roof extension and extension at rear to provide 17 flats.**

In pursuance of their powers under the above Acts, Haringey Council as Local Planning Authority hereby **REFUSE CONSENT** for the above development in accordance with the application received on 20/03/2015 and drawing numbers 311-01 Rev A, 02, 03, 04, 05, 06, 08, 09, 10, 11 Rev O , 12 Rev T, 13 Rev T, 14 Rev T, 15 Rev T, 16 Rev V, 18 Rev R, 19 Rev R, 20 Rev K, 21 Rev H, 22 Rev K, 23 Rev K, 24 Rev L, 25 Rev A, 26 Rev A, 30, 31, 50 & 51 and Statement of Heritage Significance dated 21st January 2015

SEE REASONS FOR REFUSAL ATTACHED

15/05/2015



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

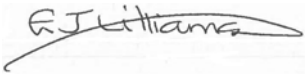
SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2015/0774

The above application has been refused for the following reason:

1. The proposal, by virtue of its overall size, scale, bulk and design would not preserve or enhance the listed building and would detract from the architectural character and setting of the listed building, would undermine its special architectural and historic interest and would cause significant harm to it. Whilst the reinstatement of some of the historic features has some heritage benefit, this would not outweigh the substantial harm caused by the proposal. As such, the proposal is contrary to Policy SP12 of the Haringey Local Plan 2013, Saved Policy CSV4 of the Haringey Unitary Development Plan 2006 and Policy 7.8 of the London Plan 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.

15/05/2015



Emma Williamson
Head of Development Management
Planning Service