Philip Nicholas
Building Design Consultants
47 Deer Park Way
Waltham Abbey
Essex
EN9 3YN

On behalf of
Mr Frank McDonagh
Falcon Property Services
52 Falcon Road
Enfield
Middlesex
EN3 4LY

Planning Application Reference No. **HGY/2015/0784**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

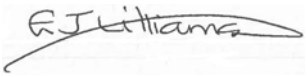
Location: **14a Vincent Road, N15.**

Proposal: **Change of use from builder's yard to residential (C3) use to residential annexe unit for letting.**

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 17/03/2015 and drawing numbers: 14062/3D & 14062

SEE SCHEDULE OF REASONS ATTACHED

12/05/2015



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

Director of Regeneration, Planning and Development **Lyn Garner**

SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2015/0784

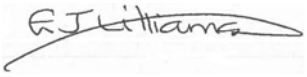
The application shown above has been refused for the following reason(s):

1. The proposed development by reason of its siting and location would represent a cramped form of development for both future and existing residents out of keeping with its surroundings, contrary to policies 3.5, 7.4 and 7.6 of the London Plan 2011, Policies SP2 and SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006 and the Major's Housing SPG 2012.

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.

12/05/2015



Emma Williamson
Head of Development Management
Planning Service

Director of Regeneration, Planning and Development Lyn Garner