Mr Ibi Ekineh
IBI Design Associates
59 Chelmsford Road
Southgate
London
N14 5PY

On behalf of
Mr Gamal Hussein
4-6 Park Road
London
N8 8TD

Planning Application Reference No. **HGY/2015/1551**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

NOTICE OF REFUSAL OF PLANNING PERMISSION

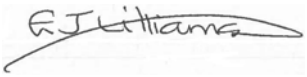
Location: **6 Park Road, N8**

Proposal: **Erection of second floor rear extension to form a one bedroom self-contained flat.**

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 26/05/2015 and drawing numbers: HH/4-6/P01; HH/4-6/P02; HH/4-6/P03; HH/4-6/P04; HH/4-6/P05; HH/4-6/P06; HH/4-6/P07; HH/4-6/SK01; HH/4-6/SK02; Design and Access Statement

SEE SCHEDULE OF REASONS ATTACHED

21/07/2015



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/2015/1551

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

1. The proposed development provides an unsatisfactory amount of car parking and would be likely therefore to exacerbate significantly the current on-street parking situation thereby prejudicing the safety and free flow of traffic in the area and promoting unacceptable parking stress. As such, it fails to strike an acceptable between sustainability and parking choice contrary to the requirements of Policies 6.11 and 6.13 of the London Plan 2015, Saved Policies UD3, HSG11 and M10 of the Haringey Unitary Development Plan 2006.

2. The proposed extension of the property to create an additional flat would be contrary to the requirements of the Council's Conversion Policy and Guidelines by reason of its location within a restricted conversion area in order that the character of the area is maintained, contrary to Saved Policy HSG11 of the Haringey Unitary Development Plan 2006.

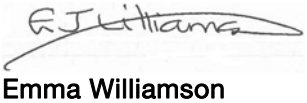
3. The proposed roof extension would introduce a discordant feature to the elevations of the building and would detract from the visual continuity of the Crouch End Conservation Area, by reason of its overall bulk and scale in relation to the property and is therefore detrimental to the visual amenity of the area, failing to preserve or enhance the conservation area, contrary to Saved Policies CSV5 and UD3 of the Haringey Unitary Development Plan 2006, Policies SP11 and SP12 of the Haringey Local Plan 2013, and Policies 7.4, 7.6 and 7.8 of the London Plan 2015.

4. The proposed development would have an adverse effect of the amenity of neighbouring residents by reason of a material loss of outlook and an impact on daylight and sunlight contrary to Policies 7.4 and 7.6 of the London Plan 2015, 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.

21/07/2015



Emma Williamson
Head of Development Management
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Director of Regeneration, Planning and Development Lyn Garner