Mr & Mrs Kieran Flynn
9 Gaskell Road
London
N6 4DU

Planning Application Reference No. **HGY/2015/1531**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION (HOUSEHOLDER APPLICATION)

Location: **9 Gaskell Road, N6**

Proposal: **Formation of rear dormer**

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 20/05/2015 and drawing numbers: Site Location Plan, Block Plan, 002_B, 003_B

SEE SCHEDULE OF REASONS ATTACHED

15/07/2015

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/2015/1531

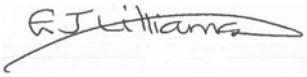
The application shown above has been refused for the following reason:

1. The proposed dormer by reason of its excessive size and inappropriate design would be an over-dominant, incongruous and discordant addition failing to preserve or enhance the character and appearance of the host building, terrace and Highgate Conservation Area contrary to policies 7.4, 7.6 and 7.8 of the London Plan 2015, saved policies CSV5 and UD3 of the Haringey Unitary Development Plan 2006 and policy SP11 and SP12 of the Haringey Core Strategy 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.

15/07/2015



Emma Williamson
Head of Development Management
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