P E Ottery Diptp MRTPI
112 Southbury Road
Enfield
Middlesex
EN1 1YE

On behalf of
Mr Joseph Landau
Brightgem Ltd
479 Holloway Road
London

Planning Application Reference No. **HGY/2015/1049**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

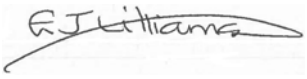
Location: **236 Archway Road, N6.**

Proposal: **Erection of 2 storey rear extension to provide studio and 1 bed maisonette and conversion of upper floors to a studio flat and 2 bedroom maisonette**

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 14/04/2015 and drawing numbers: 01 and 03

SEE SCHEDULE OF REASONS ATTACHED

10/06/2015



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/2015/1049

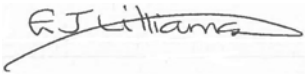
The application shown above has been refused for the following reason(s):

1. The proposed conversion involves the over-intensive sub-division of the property resulting in sub-standard accommodation by reason of inadequate unit sizes contrary to 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.

10/06/2015



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