Mrs Bola Mabo
London Borough Of Haringey
8th Floor
River Park House
225 High Road
London
N22 8HQ

On behalf of
Mrs Michelle Adams
77 Gaskell Road
London
N6 4DU

Planning Application Reference No. **HGY/2015/1370**

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: **77 Gaskell Road, N6**

Proposal: **Construction of dropped kerb**

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 01/05/2015 and drawing numbers: EH/06/13/PAG/01, EH/06/13/PAG/03, 01 of 01.

SEE SCHEDULE OF REASONS ATTACHED

26/06/2015

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/2015/1370

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

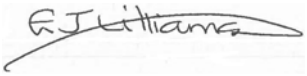
1. The proposal is likely to give rise to hazardous highway conditions and prejudice the safety of vulnerable pedestrian groups using the adjacent highway by way of the parking arrangement, contrary to Saved Policy HSG11 of the Haringey Unitary Development Plan, Local Plan Policy SP7 and London Plan Policy 6.10 (Walking), 6.11 Smoothing Traffic Flow and Tackling.

2. The proposed development lies in an area of sensitive and special character worthy of retention within a Conservation Area. The proposed development if approved would seriously detract from the important character to the detriment of the vicinity and fail to preserve or enhance its character or appearance contrary to Policies 7.4, 7.6 and 7.8 of the London Plan 2011, Saved Policies CSV1 and 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.

26/06/2015



Emma Williamson
Head of Development Management
Planning Service

Director of Regeneration, Planning and Development Lyn Garner