Mrs Carle Scott Gerber
Life U Design
120C Marlbrough Rroad
London
N22 8NN

On behalf of
Mr Kamal Kaddourah
84A Finsbury Road
London
N22 8PF

Planning Application Reference No. **HGY/2015/1241**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

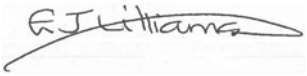
Location: **Flat A, 84 Finsbury Road, N22**

Proposal: **Single storey ground floor rear extension with a conservatory type roof. Conservatory to the side to be replaced.**

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 29/04/2015 and drawing numbers: PL100 to PL205 inclusice

SEE SCHEDULE OF REASONS ATTACHED

24/06/2015



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/2015/1241

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

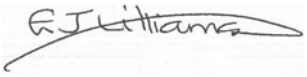
1. The proposed development by reason of excessive size and scale would be detrimental to the amenities of the adjoining occupier, contrary to Saved Policy UD3 of the Haringey Unitary Development Plan 2006 and Policies SP0 and SP11 of the Haringey Local Plan 2013.

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 2015, Saved Policies CSV5 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.

24/06/2015



Emma Williamson
Head of Development Management
Planning Service

Director of Regeneration, Planning and Development Lyn Garner