Mr Gino Daurat
Crystal Blue Sky Dezine
8 The Old Drive
Welwyn Garden City
AL8 6TB

On behalf of
Mr Nic Nicolaou
Arcade Accomodation Services Ltd
158 Clay Hill
Enfield
EN2 9AL

Planning Application Reference No. **HGY/2015/1371**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

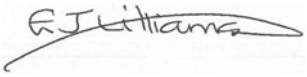
Location: **28 Elsden Road, N17**

Proposal: **House remodelling and roof conversion of an HIMO (House in Multiple Occupation)**

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 11/05/2015 and drawing numbers: CBSD/NN/01 to 07 inclusive

SEE SCHEDULE OF REASONS ATTACHED

07/07/2015



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/2015/1371

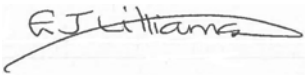
The application shown above has been refused for the following reasons:

1. The use of the property to accommodate five self contained units is an over intensive use of the site, amounting to over-development, which is harmful to the residential amenities and living conditions of residents in the locality. The proposal is considered to be contrary to policies UD3 'General Principles', London Plan Policy 7.6 and ENV6 'Noise Pollution'.

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.

07/07/2015



Emma Williamson
Head of Development Management
Planning Service

Director of Regeneration, Planning and Development Lyn Garner