Mr Roy Hitch
Woodside
The Stable
North End
Buckhurst Hill
Essex
IG9 5RQ

On behalf of
Ms Pamala Kerin
2 Waltheof Avenue
London
N17 7PL

Planning Application Reference No. **HGY/2015/2040**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION (HOUSEHOLDER APPLICATION)

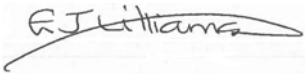
Location: **2 Waltheof Avenue, N17**

Proposal: **Loft conversion with rear dormer extension with roof light to front roof slope**

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 15/07/2015 and drawing number: 15/12/01

SEE SCHEDULE OF REASONS ATTACHED

09/09/2015



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/2015/2040

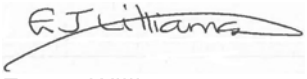
The application shown above has been refused for the following reason:

1. The proposed roof extension and roof light would be visually intrusive when viewed from adjoining streets and would alter the visual coherence and continuity of the overall roof form which would neither preserve nor enhance the character and appearance of the Tower Gardens Conservation Area contrary to The NPPF, The Tower Gardens Estate SPG 3.1, Saved Policies UD3 and CV5 of the Haringey Unitary Development Plan 2006, Policies SP11 and SP12 of the Haringey Local Plan 2013, Policies 7.4, 7.6 and 7.8 of the London Plan 2015 (FALP).

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.

09/09/2015



Emma Williamson
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Planning Service

Director of Regeneration, Planning and Development **Lyn Garner**