Mr George Nicola
G Nicola
242 Brunswick Park Road
Barnet
N11 1EX

On behalf of
Mr & Mrs George Georgiou
207 Langham Road
London
N15 3LH

Planning Application Reference No. **HGY/2015/2111**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

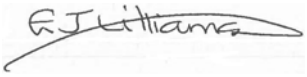
Location: **207 Langham Road, N15.**

Proposal: **Conversion of ground floor shop unit into self-contained studio flat**

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 21/07/2015 and drawing numbers: GG/15/1 and GG/15/2

SEE SCHEDULE OF REASONS ATTACHED

15/09/2015



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/2015/2111

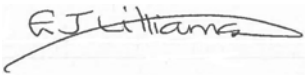
The application shown above has been refused for the following reason(s):

1. The proposed conversion involves the over-intensive subdivision of the property resulting in sub-standard accommodation by reason of poor layout resulting in an unsatisfactory relationship between individual units to the detriment of future occupiers, 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.

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.

15/09/2015



Emma Williamson
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Director of Regeneration, Planning and Development Lyn Garner