Paul Wonke Associates
20C Queens Avenue
London
N10 3NR

On behalf of
Mr Ed Wolf
19 Ruddall Crescent
London
NW3 1RR

Planning Application Reference No. **HGY/2015/3199**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION (HOUSEHOLDER APPLICATION)

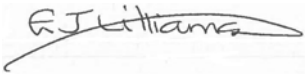
Location: **28 Muswell Hill Road, N6**

Proposal: **Enlargement of proposed extension following a grant of planning permission HGY/2014/2574**

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 28/10/2015 and drawings named: Site Plan; Plan; Preliminaries; Section and Elevation; Roof and Elevation; Section Details

SEE SCHEDULE OF REASONS ATTACHED

23/12/2015



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/2015/3199

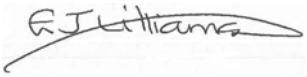
The application shown above has been refused for the following reason:

1. The proposed rear extension due its depth and resulting site coverage would fail to remain subservient to the host dwelling and result in the unacceptable loss of garden area thereby harming the character and appearance of the conservation area contrary to chapter 12 of the NPPF 2012, SPG1a 'Design guidance', SPG2 'Conservation and archaeology', saved UDP 2006 policies UD3 and CSV5, London Plan 2015 policy 7.8 and Local Plan 2013 policies SP11 and SP12.

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.

23/12/2015



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