Mr Tony Aziz
36 Kings Road
Barnet
EN5 4EE

Planning Application Reference No. **HGY/2015/3336**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

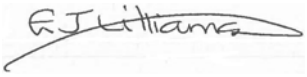
Location: **74-80 Muswell Hill Broadway, N10**

Proposal: **Replacement of widows to the front and side with like for like wooden sash windows and the back of the property with like for like PVC sash windows**

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 11/11/2015 and drawing numbers: Window specifications, photo 1 & 2, site plan

SEE SCHEDULE OF REASONS ATTACHED

06/01/2016



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/2015/3336

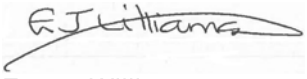
The application shown above has been refused for the following reason:

1. The replacement windows to the rear elevation, by reason of their material, design, detail and style would not be in keeping with the original windows in the terrace and area and are not considered to be appropriate replacements for this conservation area. As such the proposal would be detrimental to the character and appearance of this property and the character and appearance of this part of the conservation area, and the visual amenity of the area, contrary to London Plan Policies 7.4 and 7.6, Saved UDP Policies UD3 and CSV5, Local Plan Policies SP11 and SP12 and Policy DM9 'Management of the Historic Environment' of the emerging Local Plan Policy Development Management DPD.

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.

06/01/2016



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