Mrs Tuba Korkmaz
SeeSaw Studios
3 Stanford Mews
Dalston Lane
London
E8 1JA

On behalf of
Kilic & Kilic Solicitors
307 West Green Road
London
N15 3PA

Planning Application Reference No. **HGY/2015/3218**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

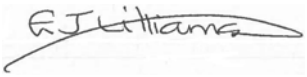
Location: **307 West Green Road, N15**

Proposal: **Erection of first floor and part second floor rear extension to be used as part of the B1 office use to the existing, including a loft conversion to be used as storage space**

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 30/10/2015 and drawing numbers: SE1243_01 to SE1243_05 inclusive

SEE SCHEDULE OF REASONS ATTACHED

24/12/2015



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/2015/3218

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

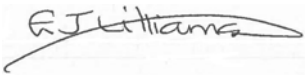
1. The proposal would introduce a discordant feature to the elevations of the building detracting from the visual appearance of the property and is therefore detrimental to the visual amenity of the area by reason of excessive depth, overall bulk and scale in relation to the property contrary to Saved Policy UD3 of the Haringey Unitary Development Plan 2006, Policy SP11 of the Haringey Local Plan 2013, Policies 7.4 and 7.6 of the London Plan 2011.

2. The proposed development would have a seriously adverse effect of the amenity of No. 303/305 West Green Road due to the proximity of the extension along the common boundary. This would lead to a material loss of outlook, daylight sunlight and sense of enclosure to the occupiers of this neighbouring property and thereby contrary to Policy 7.6 of the London Plan 2011 and 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.

24/12/2015



Emma Williamson
Head of Development Management
Planning Service

Director of Regeneration, Planning and Development Lyn Garner