Mr Danny Woodgate
Martin Arnold Associates
4 Gunnery Terrace
The Royal Arsenal
London
SE18 6SW

On behalf of
Mr Andy Nadar
London & Quadrant trust
Cray House
3 Maidstone Road
Sidcup
Kent
DA14 5HU

Planning Application Reference No. **HGY/2015/3411**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

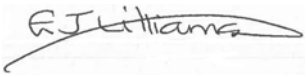
Location: **19A & B, Lancaster Road, N4**

Proposal: **Replacement of existing windows with double glazed uPVC casement 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 17/11/2015 and drawing numbers: 2507-MA-E-EL-DR-2004-D00 & 2507-MA-E-EL-DR-0003-D00

SEE SCHEDULE OF REASONS ATTACHED

12/01/2016



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/2015/3411

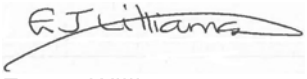
The application shown above has been refused for the following reason:

1. The proposed uPVC windows by reason of their material, design and detail would not be appropriate replacements for the existing timber windows and would be detrimental to the character and appearance of this terrace and the Conservation Area where traditional timber windows are an important feature of the buildings, the proposal would therefore be contrary to The London Plan (2015) policies 7.4 Local Character, 7.6 Architecture, 7.8 Heritage assets and archaeology and SP0, SP11 and SP12 of the Haringey Local Plan (2013), UD3, and CSV5 of the Haringey Unitary Development Plan (2006) 'Saved Policies', Supplementary Planning Guidance SPG1a and SPG2.

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.

12/01/2016



Emma Williamson
Head of Development Management
Planning Service

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