Planning Service

Stephen Kelly Assistant Director Planning Service

Mr David West
Opzet Designers Limited
Countrywide House
High Street
Wanstead
London
E11 1QQ

On behalf of
Mr Robert O'Keefe
51 Selborne Road
London
N22 7TH

Planning Application Reference No. **HGY/2016/0291**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **51 Selborne Road, N22**

Proposal: **Conversion existing first floor flat (1 x 2 bedroom) into two self-contained flats (2 x 1 bedroom) incorporating a rear roof dormer extensions and hip-to-gable roof alteration with loft conversion to habitable use.**

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 08/01/2016 and drawing numbers: 1594 - PL - 1 - 100, 200, 201, 900

SEE SCHEDULE OF REASONS ATTACHED

04/03/2016

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

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6th Floor, River Park House,
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SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2016/0291

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

1. The proposed hip-to-gable roof alteration element would detract from the architectural appearance of the subject site frontage by way of a large and incongruous bulk and would adversely affect the visual amenity of the locality and existing building contrary to Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006, Policies 7.4 and 7.6 of the London Plan 2011 and emerging Policy DM11 of the Development Management, Development Plan Document (pre-submission version Jan 2016).

2. The proposed development in the absence of a legal agreement securing the provision of on-site affordable housing or a financial contribution in lieu the proposal is contrary to policy SP2 'Housing' of the Local Plan March 2013 and Policy 3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes) of the London Plan July 2011.

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.

04/03/2016

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