Planning Service

Emma Williamson Director Planning Service

Mr Francis Birch
Francis Birch Architect
11 North Hill Avenue
London
N6 4RJ

On behalf of
Mrs Paula Shaw
115 North Hill
London
N6 4DP

Planning Application Reference No. **HGY/2016/0261**

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: **115 North Hill, N6**

Proposal: **Proposed disabled car parking 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 25/01/2016 and drawing numbers: 1001 and 1002

SEE SCHEDULE OF REASONS ATTACHED

24/08/2016

Stuart Minty
Interim 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

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

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SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2016/0261

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

1. The proposed alterations to the front garden, by reason of its design would fail to preserve or enhance the architectural integrity and special character of the Grade II listed terrace or the character and appearance of this part of the Highgate Conservation Area and would be unacceptable and contrary to Local Plan Policy SP11 and SP12, Saved UDP Policy CSV4, CSV5 and The London Plan 2015 Policy 7.8.

2. The proposed development is likely to have a negative impact upon on-street parking demand within the immediate vicinity of the site and could give rise to conditions which would prejudice the free flow of traffic and conditions of general safety along the neighbouring highway, would be contrary to Saved Policies UD3, M10 and HSG11 of the Haringey Unitary Development Plan 2006, Local Plan (2013) Policy SP7 and Policy DM44 of the 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.

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