Planning Service

Stephen Kelly Assistant Director Planning Service

Mr Bereket Tesfaye
175 Priory Road
London
N8 8NB

Planning Application Reference No. **HGY/2016/0561**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

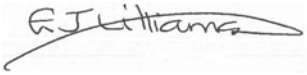
Location: **175 Priory Road, N8**

Proposal: **Installation of roller shutter**

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 23/02/2016 and drawing number: 11428 Sheet 1

SEE SCHEDULE OF REASONS ATTACHED

19/04/2016



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/2016/0561

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

1. The proposed external roller shutters would detract from the architectural appearance of the shopfront frontage of which the premises form part and would adversely affect the visual amenity of the locality, and is therefore contrary to Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006 and Policies 7.4 and 7.6 of the London Plan 2015 (FALP), draft DM Policy DM8 Pre-Submission Version January 2016 and Haringey SPG 6a 'Shopfronts, Signage and Security'.

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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