Planning Service

Stephen Kelly Assistant Director Planning Service

Mr Ibi Ekineh
IBI Design Associates
59 Chelmsford Road
Southgate
London
N14 5PY

On behalf of
Mr Mohamed Hussein
49 The Avenue
London
N10 2QE

Planning Application Reference No. **HGY/2016/0555**

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: **49 The Avenue, N10**

Proposal: **Formation of loft conversion incorporating side dormers and rear dormer.**

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 22/02/2016 and drawing numbers: HH/49/01; HH/49/P02; HH/49/P03; HH/49/P04; HH/49/P05; HH/49/P06; HH/49/P07; HH/49/P08; HH/49/SK01; HH/49/SK02; HH/49/SK03

SEE SCHEDULE OF REASONS ATTACHED

18/04/2016

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

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

Planning Service

Stephen Kelly Assistant Director Planning Service

SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2016/0555

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

1. The proposed development would introduce a discordant feature to the elevations of the building by reason of its bulk, size and scale, would be out of keeping with the design and character of the existing dwelling, and would have adverse effect on the appearance of the property, and the visual amenity of the area as a whole, and would fail to preserve or enhance the character or appear of the Vallance Road Conservation Area contrary to Policies 7.4, 7.6 and 7.8 of the London Plan 2015, Policies SP11 and SP12 of the Haringey Local Plan 2013, Saved Policies CSV1 and UD3 of the Haringey Unitary Development Plan 2006, and Policies DM1 and DM9 of the Pre-Submission Version of the Development Management DPD January 2016.

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.

18/04/2016

Emma Williamson
Head of Development Management
Planning Service

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