Planning Service

Stephen Kelly Assistant Director Planning Service

Mr Chris Maltby
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7 Ilmington Close
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Warwickshire
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On behalf of
Silver Bullet Spa

Planning Application Reference No. **HGY/2016/0892**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **Silver Bullet, Hazel Mews N22**

Proposal: **Use of the land for the siting of an American Airstream Trailer to be used for C1 (boutique hotel accommodation) purposes with ancillary structures and spa**

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 26/02/2016 and drawing / document names: Silver Bullet Spa Business Plan Summary, February 2016; Transport Statement, February 2016; Planning Statement, February 2016; Elevation A; Elevation B; Elevation C; Section A; Section B; Section C; Section D; Silver Bullet Spa Brochure; Noise Impact Assessment, April 2016.

SEE SCHEDULE OF REASONS ATTACHED

29/04/2016

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/2016/0892

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

1. The proposed structures, by reason of their design, materials, height, scale and appearance, cumulatively result in overdevelopment of the site and are incongruous and detrimental to the character and visual amenity of the area. As such, the development is contrary to Policies 7.4 and 7.6 of the London Plan (2015), Policy SP11 'Design' of the Haringey Local Plan (2013) and Saved Policy UD3 'General Principles' of the Haringey Unitary Development Plan (saved policies 2006).

2. The proposal, by reason of its nature, activity and use, would cause unacceptable noise disturbance to neighbouring occupiers, to the detriment of their residential amenity. As such, the application is contrary to Policy 7.6 of the London Plan (2015) and Saved Policy UD3 'General Principles' of the Haringey Unitary Development Plan (saved policies 2006).

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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