Planning Service

Stephen Kelly Assistant Director Planning Service

Mrs Pratheepa Kartheepan
AVIM CONSULTANCY LTD
286A Northolt Road
South Harrow
Middlesex
HA2 8EB

On behalf of
Mr Tariq Tariq
Azam Properties Ltd
11 Cheapside High Road
London
N22 6HH

Planning Application Reference No. **HGY/2016/0727**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **11 Cheapside, High Road, N22**

Proposal: **Construction of a two storey rear extension to create a store for the ground floor shop and create one self-contained 1 bed flat at the first floor level. Rearrangement of the existing self-contained flats at first floor and second floor.**

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 10/03/2016 and drawing number: PL-01 Rev A and OS received 10/03/16

SEE SCHEDULE OF REASONS ATTACHED

05/05/2016

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/2016/0727

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

1. The development would be visually intrusive when viewed from pedestrian alleyway access by reason of bulk, overall scale and massing, thereby contrary to emerging Policy DM1 of the Development Management, Development Plan Document (January 2016 pre-submission version), Saved Policy UD3 of the Haringey Unitary Development Plan 2006, Policy SP11 of the Haringey Local Plan 2013, Policies 7.4 and 7.6 of the London Plan 2016.

2. The proposed development would have a substandard provision for private amenity space or communal gardens for the benefit of future occupiers of the development and would take away existing amenity space for the existing units resulting in a poor quality of living accommodation contrary to Policies 3.5, 7.4 and 7.6 of the London Plan 2016, Emerging Policy DM12 of the Development Management, Development Plan Document (pre-submission version Jan 2016), Policy SP11 of the Haringey Local Plan 2013, and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

3. The proposed conversion involves the over-intensive sub-division of the property resulting in sub-standard accommodation by reason of inadequate unit sizes contrary to contrary to Policies 3.5, 7.4 and 7.6 of the London Plan 2016, Policies SP2 and SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006, Emerging Policy DM12 of the Development Management, Development Plan Document (pre-submission version Jan 2016), and the Major's Housing SPG 2016.

4. The proposed development in the absence of a legal agreement securing the provision as a car and permit free development is contrary to policy SP7 'Transport' of the London Plan (2016).

5. 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, emerging policy DM13 of the Development Management, Development Plan Document (pre-submission version January 2016), and Policy 3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes) of the London Plan 2016.

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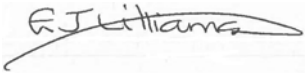
INFORMATIVE:

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.

05/05/2016



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