Planning Service

Emma Williamson Interim Assistant Director Planning Service

Matthew Humphreys
H Planning Ltd
7 Ridgmount Street
London
WC1E 7AE

On behalf of
Mr & Mrs Pierre & Ally Carboni
C/O Agent

Planning Application Reference No. **HGY/2016/0637**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **Rear of 29 Haringey Park, N8**

Proposal: **Construction of single family dwelling with ground and basement levels**

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 03/03/2016 and drawing numbers: 1240-A-GA-EL-10, 1240-A-GA-EL-11, 1240-A-GA-EL-12, 1240-A-GA-PL-12, 1240-A-GA-PL-11 & 1240-A-GA-PL-10

SEE SCHEDULE OF REASONS ATTACHED

27/06/2016

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

Emma Williamson Interim Assistant Director Planning Service

SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2016/0637

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

1. The proposed development would constitute an unsatisfactory form of development which is out of character with the existing urban form, typology and pattern of development failing to preserve the character and appearance of this part of the conservation area, contrary to London Plan 2016 (MALP) policies 3.5, 7.4, and 7.6, Policies SP11 and SP12 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2013, and draft DM Policies DM1, DM2, DM7 and DM9 of Haringey Development Management DPD (Pre-Submission Version) January 2016.

2. The proposed pedestrian access would be injurious to the amenity at present enjoyed by adjacent residents by reason of light pollution, noise and general disturbance contrary to Policies 7.4 and 7.6 of the London Plan 2016 (MALP), Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006 draft DM Policies DM1 and DM2 of Haringey Development Management DPD (Pre-Submission Version) 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.

27/06/2016

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