Planning Service

Emma Williamson Interim Assistant Director Planning Service

Mr Stephen Barron
344 Alexandra Park Road
London
N22 7BD

On behalf of
Mrs Jemma O'Neill
39 Clifton Road
London
N8 8JA

Planning Application Reference No. **HGY/2016/0742**

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: **39 Clifton Road, N8**

Proposal: **Formation of loft conversion with rear dormer and enlargement of existing 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 11/03/2016 and drawings named: Existing 2nd floor & roof plan, Existing rear elevation, Existing side elevation, Existing roof plan, Proposed 2nd floor plan, Proposed rear elevation, Proposed side elevation, Proposed roof plan & Photograph showing birds-eye view

SEE SCHEDULE OF REASONS ATTACHED

08/07/2016

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/2016/0742

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

1. The proposed rear dormer by reason of its size, bulk and siting, with the associated alterations to the outrigger to this property would have an unbalancing effect on its appearance, harming the appearance of the building and group of buildings failing to preserve the character and appearance of this part of Crouch End conservation area, contrary to policies 7.4 'Local Character' and 7.6 'Architecture' and 7.8 'Heritage Assets' of the London Plan 2015, Policy SP11 'Design', SP12 'Conservation' of the Local Plan 2013, saved policy UD3 'General Principles' CSV5 'Alterations and Extensions in Conservation Areas' of the UDP (2013) and Draft DM Policy DM1 'Delivering High Quality Design'

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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