Planning Service

Stephen Kelly Assistant Director Planning Service

Mr Mark Von Der Heide
Schema Studio Limited
56 Leyspring Road
London
E11 3BX

On behalf of
Mrs Juletta Bailey
45 Bruce Castle Road
London
N17 8NL

Planning Application Reference No. **HGY/2016/1056**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **45 Bruce Castle Road, N17**

Proposal: **Change of use from single family dwelling to two flats: 1 x 1 bedroom on ground floor and 1 x 2 bedrooms on first/loft floor. The construction of a 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 05/04/2016 and drawing numbers: A.2; A.3; A.4; A.5; A.6; A.7; A.8.

SEE SCHEDULE OF REASONS ATTACHED

31/05/2016

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

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

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SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2016/1056

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

1. The proposed conversion of the single dwellinghouse to provide two residential units will result in the loss of a family home within the Family Housing Protection Zone, contrary to draft policy DM16 of Haringey's Development Management DPD (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.

31/05/2016

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