Planning Service

Stephen Kelly Assistant Director Planning Service

Mr Nick Sutcliffe
Watkinson & Cosgrave
Linton House
39-51 Highgate Road
London
NW5 1RT

On behalf of
Mr Benjamin Tioms
Flat B
4 Winchester Place
London
N6 5HJ

Planning Application Reference No. **HGY/2016/1122**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

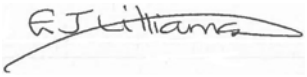
Location: **Flat B, 4 Winchester Place, N6**

Proposal: **Loft extension with rear dormers and roof windows to the front roof slope**

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 11/04/2016 and drawing numbers: 4709/1 to 4709/10 incl.

SEE SCHEDULE OF REASONS ATTACHED

06/06/2016



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

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6th Floor, River Park House,
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SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2016/1122

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

1. The proposed rear roof extension would have a height exceeding the existing roof ridge and an incongruous 'mansard style' form which would not sit comfortably within the existing roof plane. The height and bulk would give rise to a roof extension which would have an obtrusive and overly dominant form which would fail to be sympathetic to the architectural composition of the original Victorian building, failing to preserve or enhance the character and appearance of the Highgate Conservation Area, contrary to policies 7.4, 7.6 and 7.8 of the London Plan 2015, policy SP12 of the Haringey Local Plan (HLP) (2013) and saved policies CSV5 and UD3 of the Haringey Unitary Development Plan (2013).

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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