Planning Service

Stephen Kelly Assistant Director Planning Service

Mr Philip Nicholas
Building Design Consultants
47 Deer Park Way
Waltham Abbey
EN9 3YN

On behalf of
Mrs A Minhas
1 Cholmeley Park
London
N6 5ET

Planning Application Reference No. **HGY/2016/0979**

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: **1 Cholmeley Park, N6**

Proposal: **New roof structure, two new rear dormers, four velux type windows in front roof slope and alterations.**

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 24/03/2016 and drawing numbers: 14042/1, 2, 4 & 5

SEE SCHEDULE OF REASONS ATTACHED

19/05/2016

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/2016/0979

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

1. The proposed roof extension, by reason of its bulk, scale, size and massing, would be out of keeping with the design and character of the existing dwelling, and would have an adverse impact on the appearance of the property and the visual amenity of the area as a whole, and would fail to preserve or enhance the character or appearance of the Conservation Area contrary to Policies 7.4, 7.6 and 7.8 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policies CSV1 and UD3 of the Haringey Unitary Development Plan 2006 and Draft DM Policy DM9.

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.

19/05/2016

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