Planning Service

Stephen Kelly Assistant Director Planning Service

Mr David Silverman
70 Woodland Drive
Watford
Herts
WD17 3BZ

On behalf of
Watchacre Properties
690 High Road
London
N17 0AE

Planning Application Reference No. **HGY/2016/1314**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **4 Park Lane, N17**

Proposal: **Change of use from retail unit (A1) to residential flat at ground floor level (C3)**

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 22/04/2016 and drawing numbers: 16/13/1; 16/13/2; Design and Access Statement.

SEE SCHEDULE OF REASONS ATTACHED

17/06/2016

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,
225 High Road, Wood Green,
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SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2016/1314

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

1. The change of use of the ground floor retail unit to provide a residential flat, by reason of the inadequate floorspace provided, will result in a sub-standard level of accommodation, contrary to policy HSG2 of Haringey's UDP (2006), policy SP2 of Haringey's Local Plan 2013, draft policy DM12 of Haringey Council's Development Management DPD, and policy 3.5 of the London Plan 2016 (Minor Alterations).

2. The change of use of the ground floor retail unit to provide a residential flat, by reason of the lack of annotated plans, may give rise to an inadequate internal layout and therefore sub-standard level of accommodation, contrary to policy HSG2 of Haringey's UDP (2006), policy SP2 of Haringey's Local Plan 2013, draft policy DM12 of Haringey Council's Development Management DPD, and policy 3.5 of the London Plan 2016 (Minor Alterations).

3. The change of use of the ground floor retail unit to provide a residential flat, by reason of a lack of clear evidence to justify the loss of non-designated employment floorspace, including evidence of a marketing campaign for the site for a minimum continuous period of three years, will result in the loss of a employment generating use, contrary to policy SP8 of Haringey's Local Plan 2013, draft policy DM40 of Haringey's Development Management DPD, and policy 4.8 of the London Plan 2015.

4. The change of use of the ground floor retail unit to provide a residential flat, by reason of the contradictory and insufficient information contained within the supporting documents, may result in an inadequate alteration to the appearance of the building, detrimental to the visual amenity of the existing building and street scene, contrary to policies 7.4 and 7.6 of the London Plan 2015, policy SP11 of the Haringey Local Plan 2013, and draft policies DM1 and DM12 of Haringey's Development Management DPD.

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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