Planning Service

Emma Williamson Director Planning Service

Gudjon Erlendsson
Architecture + Urban Design Bureau
60 Farleigh Road
London
N16 7TQ

On behalf of
Mr Kerry Keogh
11 Chalgrove Road
London
N17 0NP

Planning Application Reference No. **HGY/2016/1799**

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: **11 Chalgrove Road, N17**

Proposal: **Erection of part single storey and part two storey rear and side extension**

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 02/06/2016 and drawing numbers: A100 Rev A, A101 Rev A, A103 Rev A, A104 Rev A, A105 Rev A, A110 Rev D, A111 Rev D, A113 Rev D, A114 Rev C, A115 Rev B, A200 and Site Location Plan.

SEE SCHEDULE OF REASONS ATTACHED

28/07/2016

Stuart Minty
Interim 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

Planning Service

Emma Williamson Director Planning Service

SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2016/1799

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

1. The proposed two storey rear and side (infill) extension by reason of its bulk and massing - is not considered to be adequately subordinate to the host building. In combination with the choice of material the scale and design of the proposed infill extension does not complement the form, setting, period, architectural characteristics or detailing of the property or the terrace to which it belongs. Permission is therefore refused in accordance with London Plan (2016) Policies 7.4 and 7.6, Local Plan (2013) Policy SP11, Draft DM Policy (2015) DM1 & DM12 and guidance set out in SPG1a 'Design Guidance' (2006).

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.

28/07/2016



Stuart Minty
Interim Head of Development Management
Planning Service

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