Planning Service

Emma Williamson Interim Assistant Director Planning Service

Citadel Design & Development Ltd.
1st Floor, 3 Hawthorn Business Park
165 Granville Road
London
NW2 2AZ

On behalf of
Mr Kamran Yazdi
32 Parklands Drive
London
N3 3HA

Planning Application Reference No. **HGY/2016/1662**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **23A Sheldon Avenue, N6**

Proposal: **Variation of Condition 2 (plans and specifications) attached to planning permission HGY/2015/1346 in order to introduce alterations to the external finish and the roof of the new property**

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 23/05/2016 and drawing numbers: PL-02 to PL-09

SEE SCHEDULE OF REASONS ATTACHED

18/07/2016

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/2016/1662

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

1. The application proposes very significant changes to the facades, fenestration, floor plans and external materials to the proposed dwelling. Given the degree of changes proposed, and the sites location within the Highgate Conservation Area, the LPA consider that the changes proposed would go beyond the scope of a minor material amendment under the provisions of section 73 of the Town & Country Planning Act 1990 (as amended). The changes represent a fundamental change to the building architecture which would require careful consideration in the form of a new planning application.

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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