Planning Service

Emma Williamson Director Planning Service

Mr Vara Balakumar
VSB Plans
39 Blacklands Drive
Middlesex
UB4 8EX

On behalf of
Mr Kumaru Jayarahah
Kingwell Investment Lts
759 High Road
London
N17 8AH

Planning Application Reference No. **HGY/2016/2089**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **Surgery 759 High Road, N17**

Proposal: **Part demolition of single storey rear extension and erection of four storey building linked to existing single storey extension; erection of a roof extension to the main building; the extensions will provide additional surgery space and provide three residential units.**

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 23/06/2016 and drawing numbers: 759HIG/01; 759HIG/02; 759HIG/03; 759HIG/04; 759HIG/05; 759HIG/06; Design and Access Statement.

SEE SCHEDULE OF REASONS ATTACHED

18/08/2016



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

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6th Floor, River Park House,
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SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2016/2089

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

1. The proposed new residential units, by reason of the inadequate size of the internal floorspace area of one of the units, poor layout and functionality of the three units, and the insufficient fenestration serving each of them, provide a sub-standard level of accommodation, detrimental to the amenity of host occupiers and contrary to policy 7.6 of the London Plan 2015, Saved Policy UD3 of the Haringey Unitary Development Plan 2006, draft policies DM1 and DM12 of the Haringey Development Management DPD, and policy 3.5 contained within the London Plan 2016 (Minor Alterations).

2. The proposed extension to the roof of the main building will be an unattractive and incongruous addition, out of character and detrimental to the appearance of the existing building, terrace and North Tottenham Conservation Area, contrary to policies 7.4, 7.6 and 7.8 of the London Plan 2015, Saved Policies CSV5 and UD3 of the Haringey Unitary Development Plan 2006, policies SP11 and SP12 of the Haringey Local Plan 2013, and draft policies DM1 and DM12 of Haringey's Development Management DPD.

3. The proposed extension to the rear of the main building, by reason of its location, excessive scale and poorly articulated elevations, will be an unattractive and unacceptably dominant addition, out of character and detrimental to the appearance of the existing building, terrace and North Tottenham Conservation Area, contrary to policies 7.4, 7.6 and 7.8 of the London Plan 2015, Saved Policies CSV5 and UD3 of the Haringey Unitary Development Plan 2006, policies SP11 and SP12 of the Haringey Local Plan 2013, and draft policies DM1 and DM12 of Haringey's Development Management DPD.

4. The proposed extension to the roof of the main building, by reason of its location and excessive scale, will be detrimental to the amenity of neighbouring occupiers, contrary to policy 7.6 of the London Plan 2015, Saved Policy UD3 of the Haringey Unitary Development Plan 2006, draft policies DM1 and DM12 of the Haringey Development Management DPD.

5. The proposed extension to the rear of the main building, by reason of its location and excessive scale, will be detrimental to the amenity of neighbouring occupiers, contrary to policy 7.6 of the London Plan 2015, Saved Policy UD3 of the Haringey Unitary Development Plan 2006, draft policies DM1 and DM12 of the Haringey Development Management DPD.

6. The proposed residential units, by reason of the absence of adequate cycle storage provision, would fail to meet the minimum cycle parking standards, contrary to policy 6.9 and 6.13 of the London Plan 2016 (Minor Alterations), and draft policy DM32 of Haringey's Development Management DPD.

7. The proposed basement excavation and resulting development, given the absence of a Basement Impact Assessment, could potentially result in development that compromises the structural stability of the host and neighbouring properties, alongside increasing the potential for flooding, and thus is contrary to Saved Policy UD3 of the Haringey's Unitary Development Plan 2006, policy SP11 of Haringey's Local Plan, and draft policies DM18 and DM24 of Haringey's Development Management DPD.

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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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