Planning Service

Emma Williamson Director Planning Service

Mr & Mrs Ian Rosenthal
1 Rookfield Avenue
London
N10 3TS

Planning Application Reference No. **HGY/2016/1986**

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 Rookfield Avenue, N10**

Proposal: **Formation of dormer window to rear roof to facilitate loft conversion**

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 16/06/2016 and drawing numbers: 1507-01, 1507-11 & 1507-12

SEE SCHEDULE OF REASONS ATTACHED

11/08/2016

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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SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2016/1986

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

1. The introduction of a dormer here would interrupt the roofscape of the property and terrace in question, visually a strong feature to the special character and setting of this estate overall failing to preserve or enhance the character and appearance of this conservation area, contrary to policy 7.8 of the London Plan (2015), policy SP12 of the Haringey's Local Plan (2015), saved UDP policy CSV5 and draft policy DM9 of the Development Management, DPD (2016).

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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