Planning Service

Emma Williamson Director Planning Service

Mr Yakov Levy
42 Olinda Road
London
N16 6TL

On behalf of
Mr Yakov Levy
42 Olinda Road
London
N16 6TL

Planning Application Reference No. **HGY/2016/2576**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **Flat B, 318 Mount Pleasant Road, N17**

Proposal: **Conversion of the first floor flat to provide an additional unit with associated rear dormer.**

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 29/07/2016 and drawing numbers: MP.318b.PR.RA, MP.318b.PR.01.RA, FR.230.EX & FR.230.LP

SEE SCHEDULE OF REASONS ATTACHED

23/09/2016



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

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SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2016/2576

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

1. The proposed residential units on the first/loft floors (Flat 2 and Flat 3), by reason of their inadequate floorspace provided, would result in sub-standard and unsustainable level of residential accommodation to the detriment of the occupant, contrary to Policy SP2 of Haringey Council's Local Plan 2013, emerging Policy DM12 of Haringey Council's Development Management DPD, and Policy 3.5 of the London Plan 2016.

2. The proposed layout to Flat 3 results in the unit only being single aspect, a large percentage of habitable room no longer receiving adequate daylight or enjoying a reasonable level of view or aspect. The dwelling therefore provided by the development would be sub-standard and does not provide high quality standard of residential accommodation, contrary to Policy SP2 of Haringey Council's Local Plan 2013, emerging Policy DM12 of Haringey Council's Development Management DPD, and Policy 3.5 of the London Plan 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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