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21 November 2022

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF REFUSAL OF PLANNING PERMISSION**

Case Reference HGY/2022/2672
Location 75, Hillfield Park, London, N10 3QU
Proposal Construction of mansard roof extension to garage to create first floor accommodation.
Received 28 September 2022

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development for the reason(s) listed in the attached schedule.

Title	Description	Date
120-03-Existing South Elevation		13 October 2022
360-01-Proposed South Elevation		13 October 2022
120-02-Existing First Floor Plan		13 October 2022
300-01-Proposed Ground Floor Plan		13 October 2022
300-02-Proposed First Floor Plan		13 October 2022
360-02-Proposed Elevations		13 October 2022
120-04-Existing Elevations		13 October 2022
100-02-Block Plan		13 October 2022
120-05-Existing Section		13 October 2022
120-01-Existing Ground Floor Plan		13 October 2022
300-03-Proposed Roof Plan		13 October 2022
100-01 Location Plan		13 October 2022
370-01-Proposed Sections		13 October 2022



Robbie McNaugher

Planning Service

Rob Krzyszowski

Assistant Director Planning, Building Standards & Sustainability



Hea

**d of Development Management and Planning Enforcement
Planning Service**

Refusal Reasons: (1)

- 1** The proposed roof extension, by virtue of its inappropriate size, scale, massing, form and design, would appear as a bulky, dominant, unsympathetically proportioned and incongruous addition. There would be an adverse impact upon the character and appearance of the host building, the site, the street scene and the Muswell Hill Conservation Area. The special interest and historic significance of the Conservation Area would not be preserved. Therefore, the proposal would be contrary to Policies D3 & HC1 of the London Plan (2021), Policies SP11 & SP12 of Haringey's Local Plan Strategic Policies (2017) and Policies DM1, DM9 & DM12 of the Development Management DPD (2017).

Notes:

You can find advice in regard to your rights of appeal at:
planningportal.gov.uk/planning/appeals/guidance/guidancecontent

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone at 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol