

Ms Asua Ellimah
Asua Ellimah Architects Ltd
8A
Devonshire Road
Palmers Green
London
N13 4QX

8 December 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/2022/3549
Location 62, Langham Road, London, N15 3LX
Proposal Part single, part double-storey side extension and dormer extension.
Received 13 October 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
23_104	Proposed Elevations and Sections	13 October 2022
23-100	Location and Proposed Block Plan	13 October 2022
23-103	Proposed Plans	13 October 2022

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (4)

- 1** The proposed development would be out of keeping with the general pattern and character of the area by reason of its two storey side element being of a poor design and extending hard up to the boundary with no. 64, creating a terracing effect. The proposal would be contrary to policy SP11 of the Haringey Local Plan, policies DM1 & DM12 of The Development Management DPD 2017 and London Plan Policy D6.
- 2** The proposed single storey side extension to the existing outrigger would be unacceptable due to its height along the boundary with no. 64 being detrimental to the amenities of this neighbouring property by reason of overbearing appearance, contrary to policies DM1 of The Development Management DPD 2017 and London Plan Policy D6.
- 3** It has not been demonstrated that the proposed air con units, due to their location and in the absence of a noise report or any other supporting information, will have an acceptable impact on neighbouring amenity contrary to policy DM1 and DM23 of Haringey's Development Management DPD (2017).
- 4** The proposed installation of air conditioning units on the property does not follow the Haringey or Mayor for London's cooling hierarchy, would contribute to the urban heat island effect and would require unnecessary energy usage. In the absence of any justification as to why the application property has a particular need for this form of air conditioning or that alternative more sustainable approaches have been considered, the proposal is considered contrary to the sustainability aims of the National Planning Policy Framework (NPPF) and contrary to policy SI 4 of the London Plan (2021) and Policy DM21 of Haringey's 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.

Planning Service

Rob Krzyszowski

Assistant Director Planning, Building Standards & Sustainability



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