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21 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/2022/3166
Location	First Floor Flat B, 178, Nelson Road, London, N8 9RN
Proposal	Private Roof Terrace to outrigger roof with timber screening
Received	24 August 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
F254 No.178 Flat B Nelson Road N89NR-E04-Elevations R	Elevations	25 August 2022
F254 -E03	Existing & proposed Floor Plans & Roof Plan	26 October 2022

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1** The proposed roof terrace and the associated screening, by virtue of the inappropriate size, scale, siting, form and materials, would appear as dominant additions to the rear elevation of the property. The large expanse of screening incorporated into the terrace would be visually intrusive in appearance and would appear out of keeping in the locality. The proposal would result in the loss of the profile of the outrigger roof, and therefore would fail to respect the form of the original property. The scheme would not be of a high standard of design. There would be an adverse impact upon the character and appearance of the host property, the surrounding area and the wider locality. As such, the proposal would be contrary to Policy D3 of the London Plan (2021), Policy SP11 of Haringey's Local Plan Strategic Policies (2017) and Policies DM1 & 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