

Mr Sruli Lieberman
OCC Building a
105 Eade Road
N4 1TJ

18 January 2023

**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/2022/3881
Location 157/159/161, Wargrave Ave, London, N15 6TX
Proposal Erection of a part single, part two-storey rear extension to
157,159 and 161 Wargrave Ave
Received 24 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
PR.04	Proposed Front Elevation	31 October 2022
PR.02	Proposed First Floor Plan	31 October 2022
PR.03	Proposed Roof & Loft Floor Plan	31 October 2022
PR.05	Proposed Rear Elevation	31 October 2022
PR.01	Proposed Ground Floor Plan	31 October 2022

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1** The proposed first-floor extensions to the rear of these properties would by reason of their size, siting and design appear incongruous additions out of keeping with the pattern of development and the character and appearance of this terrace and in conjunction with the extent of other extensions, existing and proposed, would represent an overdevelopment of these plots and detrimental to the visual amenities of the area, contrary to policies D3 and D6 of the London Plan (2021), policy SP11 of Haringey's Local Plan (2017), policies DM1 and DM12 of the Haringey Development Management DPD (2017) and the 'House Extensions in South Tottenham' Supplementary Planning Document 2013.

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