

Mr Gareth Stockbridge
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31 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/2022/3162
Location	Risborough Court, Muswell Hill, London, N10 3PP
Proposal	Erection of roof extension to main building forming additional floor to create 2no flats, extension and conversion of the existing lower ground floor to create 1no flat and conversion of existing garage to create 1no flat over two-storeys together with formation of lower ground floor. Erection of new stair core to the side of the existing building
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
5343_PA01	Location and block plans	8 November 2022
5343_PA02	Proposed lower ground floor plan	8 November 2022
5343_PA05	Proposed second floor plan	8 November 2022
5343_PA03	Proposed ground floor plan	8 November 2022
5343_PA12	Existing and proposed street view	8 November 2022
5343_PA06	Proposed elevation	8 November 2022
5343_PA07	Proposed elevation	8 November 2022
5343_PA09	Existing elevations	8 November 2022
5343_PA10	Existing floor plans	8 November 2022
5343-PA-04 Rev A	Proposed first floor plan	19 January 2023

5343-PA-11 Rev A	Existing & proposed elevations	19 January 2023
5343-PA-17	Existing & proposed sections	19 January 2023
5343-PA-16	Existing & proposed sections	19 January 2023
5343-PA-15	Proposed elevations	19 January 2023
Green Roof Specification	M-Tray modular green roof system 2020	19 January 2023
5343-PA-08 Rev A	Proposed section	19 January 2023
5343-PA-13	Existing & proposed ground floor plan	19 January 2023
5343-PA-14	Existing elevations	19 January 2023

A handwritten signature in black ink that reads 'Robbie McNaugher'.

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1** Due to the application not being supported by a Basement Impact Assessment (BIA), it has not been demonstrated that the proposed development would have an acceptability impact in terms of its structural integrity, design and potential impact on properties, to the detriment of the living conditions of adjoining occupiers and contrary to policy DM18 of the Haringey Local Plan 2017.

- 2** The proposed development, by reason of the height, scale and massing of the stair core, would have an overbearing appearance and result in an increased sense of enclosure to adjoining residents resulting in an adverse impact on their residential amenity, contrary to policy DM1 and DM12 of the Haringey Local Plan 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