

The Gillett Macleod Partnership
1 High Road
Old Eastcote
Pinner
HA5 2EW

3 February 2023

Schedule 2 Part 1 Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Case Reference HGY/2022/4540
Location 39 Bracknell Close, Wood Green, London, N22 5RE
Proposal Application to determine if prior approval is required for development consisting of works for the construction of an additional storey which extends 2.45m above the existing roof height under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
Received 23 December 2022

The London Borough of Haringey, as local planning authority, refuse prior approval for the proposed development at the address shown above, as described above and shown in drawings numbered:

Title	Description	Date
22/3543/06	Existing elevations and street scene	23 December 2022
22/3543/04	Existing and proposed floor plans	23 December 2022
22/3543/01	Location plan	23 December 2022
22/3543/07	Proposed elevations and street scene	23 December 2022
22/3543/03	Proposed site plan	23 December 2022

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1** The proposed additional floor by reasons of its height, location, design, size and massing would not achieve an appropriate degree of subordination to the existing building and the terrace in which it is located and would appear an obtrusive and unsympathetic development to the detriment of local visual amenity and harmful to the character and appearance of the area. As such, the proposal would be contrary to Policy D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, Policy DM1 and DM12 of The Development Management DPD 2017.

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