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Virginia Shopping Centre
Virginia
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7 March 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/2022/4528
Location	Public House, 492 West Green Road, Tottenham, London, N15 3DA
Proposal	Retrospective application for the conversion of the loft space including the erection of new mansard roof in order to provide an additional self-contained one-bedroom flat.
Received	23 December 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
2078-601	Proposed (existing) floor plans and elevations	23 December 2022

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The proposed mansard roof extension by reason of its design, size, scale, and siting would be an incongruous and unsympathetic feature that would harm the character and appearance of the terrace and wider conservation area. The extension would result in an undesirable visual feature when observed from the side and rear and would be harmful to the appearance of the locally listed building. The proposal is therefore considered to be contrary to policies DM1, DM9 and DM12 in the Council's Development Management Document (2017), Policies SP11 and SP12 of adopted Haringey's Local Plan (2017), Policies D4 and HC1 of the adopted London Plan (2021) and the NPPF.

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