

Mr Gary Arnaoutis
23 Haslemere Aveune
Barnet
EN4 8EY

9 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/2022/4492
Location 22 Upper Tollington Park, Hornsey, London, N4 3EL
Proposal Side and rear ground floor extension, 1st & 2nd floor rear infill extension and formation of butterfly pitched roof and loft conversion with roof terraces located at 1st floor and loft floor levels. Internal alterations to accommodate the amalgamation of six studio flats into the following: one 3-bedroom flat on the ground floor, one 2-bedroom flat on the 1st floor and one 3-bedroom maisonette flat on the 2nds and loft floors.
Received 20 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
U01/2022/PP/02	Existing & proposed block plans	20 December 2022
U01/2022/PP/01	Site location plan	20 December 2022
U01/2022/PP/03; U01/2022/PP/04; U01/2022/PP/05 & U01/2022/PP/06	Existing & proposed floor and roof plans and elevations.	9 February 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1** The proposed development would be out of keeping with the general pattern and character of the area and due to its design, size, bulk and massing, and would not appear as a suitably subordinate addition, contrary to policy SP11 and SP12 of the Haringey Local Plan, policies DM1, DM9 & DM12 of The Development Management DPD (2017) and Policies HC1 and D6 of the London Plan (2021).

- 2** The proposed roof terraces would enable direct and inappropriate overlooking towards the gardens of neighbouring properties, resulting in a loss of privacy for neighbouring occupiers. As such, the amenity and living conditions of neighbouring properties would be unacceptably harmed, contrary to Policy D6 and D14 of the London Plan (2021) and Policy D1 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