

Mr Tim Gebhard
The Park
St Albans
AL3 7LT

22 March 2023

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference HGY/2023/0252
Location 13 Shepherds Hill, Hornsey, London, N6 5QJ
Proposal Proposed enlargement of single lower ground floor rear window / door opening. Installation of 2 no. flat glass rooflights in existing rear roof terrace. Removal of 1 no. window to side elevation and infilled in brickwork to match existing. Change to garden levels and removal of shrubbery to create enlarged lawn area.
Received 25 January 2023

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development received on the above date.

Title	Description	Date
P-1269_C-112 - Proposed Ground Floor Plan		25 January 2023
P-1269_C-110 - Proposed Site Plan		25 January 2023
P-1269_C-113 - Proposed Top Floor Plan		25 January 2023
P-1269_C-211 - Proposed Elevations		25 January 2023
P-1269_E-111 - Proposed Lower Ground Floor Plan		25 January 2023
P-1269_O-212 - Proposed Garden Works		25 January 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 Insufficient details have been provided to allow a proper examination of the likely impact of the engineering works and associated reprofiling of the rear garden on trees, the garden setting and green character to this site and on neighbouring amenity, contrary to Policy SP13 of the Haringey Local Plan 2017, Policy DM1 of the Haringey Development Management DPD (2017) and Policy OS2 of the Highgate Neighbourhood Plan (2017).

- 1 You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
- 2 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.
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.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.