

Mr Jeff Gillett
1 High road
Old Eastcote
Old Eastcote
Pinner
United Kingdom
HA5 2EW

29 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/2022/4188
Location 373 Archway Road, Hornsey, London, N6 4EJ
Proposal Replacement of existing shop front
Received 22 November 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
Existing Elevations.pdf	Additional plans	21 November 2022
Location Plan.jpg	The location plan	21 November 2022
Proposed Elevations.pdf	Additional plans	21 November 2022
Existing Elevations.pdf		6 December 2022
Existing floor plans.pdf		6 December 2022
Proposed floor plans.pdf		6 December 2022
Proposed Elevations.pdf		6 December 2022
Existing plans		8 December 2022
Proposed section		12 December 2022
Proposed elevations and sections		12 December 2022
Proposed floor plans		14 December 2022
Proposed DAS	Revised	8 February 2023
Proposed	Revised	8 February 2023
Proposed	Revised	8 February 2023
Proposed Heritage Statement	Proposed	8 February 2023
Existing elevations	Revised	8 February 2023
Proposed	Revised	8 February 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The proposed shopfront alterations by virtue of design, arrangement and materiality would be detrimental to the original building design and would detract from the parade as a whole and would fail to preserve and enhance the character and appearance of the existing pair of buildings. As such it would be harmful to the Highgate Conservation Area and contrary to Policies D4 and HC1 of the London Plan 2021, Policies SP0, SP11, SP12 of the Haringey Local Plan 2017, Policies DM1, DM8 and DM9 of Haringey's Development Management DPD 2017 and Policy DH2 of the Highgate Neighbourhood 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