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3 April 2023

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

Case Reference	HGY/2023/0366
Location	36 Chalgrove Road, Tottenham, London, N17 0NS
Proposal	The refurbishment of existing structure to form x1 2 bed flat for three persons
Received	6 February 2023

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development in accordance with the application dated above.

Title	Description	Date
36 Chalgrove Road DA Statement.pdf	Design and access statement	6 February 2023
PR SET.pdf	Block plan of the site	6 February 2023
EX SET.pdf	Detail Drawing	6 February 2023
LP.pdf	The location plan	6 February 2023
ApplicationFormRedacted.pdf	Application Form - Without Personal Data	6 February 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 While representing an improvement to the current structures on site, the resulting extension in terms of its siting and materials, and the absence of more comprehensive improvements to the site would fail to deliver good design and is not appropriately and sensitively designed in relation to the streetscene and the surrounding area, contrary to Policy D3 of the London Plan (2021), Policy SP11 of the Haringey Local Plan (2017) and Policies DM1 and DM12 and DM7 of the Haringey Development Management DPD (2017).
- 2 The proposed residential unit would fail to provide acceptable living conditions for future residents with particular reference to privacy, outlook, and the layout of the accommodation and would result in the loss of a current roof terrace in connection with a current upper floor unit, contrary to Policies D3 and D6 of the London Plan (2021), Policies DM1, DM4 and DM12 of the Development Management DPD (2017) and Policy SP11 of the Local 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.