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4 April 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/2023/0381
Location	36 Chalgrove Road, Tottenham, London, N17 0NS
Proposal	The refurbishment of existing structure to form x1 shop for services (Class E) and installation of signage
Received	7 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 for the reason(s) listed in the attached schedule.

Title	Description	Date
PR.pdf	Block plan of the site	7 February 2023
EX.pdf	Additional plans	7 February 2023
LP.pdf	The location plan	7 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 proposed development is considered unacceptable in design terms, due to its 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 creation of a separate retail unit would introduce an out-of-centre retail use not supported by sequential site selection, together with the total removal of all internal storage and external bin store for the existing retail unit, will prejudice the vitality and viability of the current retail unit by virtue of the loss of storage space and to negatively impact conditions of access, contrary to policy SP10 of the Haringey London Plan 2017 and policy DM41 of the Haringey Development Management DPD 2017.

Notes:

You can find advice in regard to your rights of appeal at: <https://www.gov.uk/appeal-planning-decision>.

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