

Ms Tuba Korkmaz
30 Shacklewell Lane
London
E8 2EZ

18 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/2023/0518
Location 143-145 Philip Lane, Tottenham, London, N15 4HQ
Proposal Retractable canopy to shopfront (Retrospective)
Received 21 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
SE1754_02P1.pdf	Existing Floor Plan	21 February 2023
SE1754_01P1.pdf	Site location and Block plan of the site	21 February 2023
SE1754_03P1.pdf	Existing Roof plans	21 February 2023
SE1754_04P1.pdf	Existing Elevations	21 February 2023
SE1754_05P1.pdf	Proposed Ground Floor Plans	21 February 2023
SE1754_06P1.pdf	Proposed Roof plans	21 February 2023
SE1754_07P1.pdf	Proposed Elevation plans	21 February 2023
Design and Access Statement_143 145 Philip Lane		21 March 2023

Robbie McNaughton

Robbie McNaughton
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The proposed front extension enclosure of the forecourt of the shop by reason its form, size, design and siting would relate poorly to the original building and would appear as a visually obtrusive and unattractive addition to the street scene in a prominent location, to the detriment of local visual amenity and would fail to enhance the character and appearance of the conservation area contrary to Policies SP11 and SP12 of the Haringey Local Plan 2017, Policies DM1 and DM9 of The Development Management DPD 2017.and Policy HC1 of the London Plan 2021.

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