

Mr Joshua Valler-Feltham
Unit 9B
Fountayne Road
Tottenham Hale
London
United Kingdom
N15 4BE

19 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/2023/0542
Location	97 Stapleton Hall Road, Hornsey, London, N4 4RH
Proposal	Excavation of basement to form studio flat
Received	22 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-L001; PR-P001; PR-P002; PR-P003; PR-P004; PR-P005; PR-E001; PR-E002; PR-E003; PR-S001 and PR.3D.	Proposed plans, elevations, sections and 3D view.	22 February 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1** The proposed dwelling, by reason of limited outlook, inadequate natural light, lack of amenity space and sense of enclosure, would provide substandard quality of living accommodation contrary to Policy SP2 of the adopted Haringey Council's Local Plan 2017, Policy DM12 of Haringey Council's Development Management DPD 2017, and Policy D6 of the London Plan 2021.

- 2** The proposed excavation to create an entire new floor and light-well extension would cumulatively be an excessive form and scale of development and the front cantilevered bay at basement level would be an un-traditional addition, which together with the loss of space to the front of the property for refuse and bicycle storage would result in a cramped and cluttered appearance that would cause an unacceptable degree of harm to the character and appearance of the conservation area. As such, the application is contrary to Policy SP2 of the adopted Haringey Council's Local Plan 2017, Policies DM1, DM9 and DM12 of Haringey Council's Development Management DPD 2017, and Policies D6 and 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