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Hornsey
London
N8 0BA

21 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/2022/4232
Location Flat B, 98 Talbot Road, Hornsey, London, N6 4RA
Proposal Replacement of two existing first-floor front timber windows with new uPVC windows.
Received 28 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
Schedule of Replacement Windows.		28 November 2022
Survey and window specification.		28 November 2022
Sketches of the existing and proposed windows (Not to scale)		28 November 2022

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1** The replacement windows in the use of Pvcu would have a smoother, glossier and alien finish compared to the traditional windows found on the ground floor front elevation and widely found common on this road and in the broader conservation area, as such causing harm to its character and appearance contrary to policy HC1 of London Plan (2021), policies DM1 and DM9 of the Haringey Development Management DPD (2017), policies SP11 and SP12 of the Haringey Local Plan Strategic Policies (2017) and policies of the Highgate Neighbourhood Plan (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