

mr Chris Georgiou
36 Cannon Hill
London
N14 6LG

26 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/2023/0269
Location 51 Cholmeley Crescent, Hornsey, London, N6 5EX
Proposal Formation of a vehicular crossover including alterations to steps, creation of new brick retaining wall and installation of electric charging point. Works to front garden will include soft landscaping with new planting area and new channel drain.
Received 26 January 2023

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development received on the above date.

Title	Description	Date
1446/24 - Existing & Proposed Site Plan		26 January 2023
1446/23 - Existing & Proposed Front Elevation & Proposed Sections		26 January 2023
1446/22 - Proposed Floor Plan	(of Driveway)	26 January 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The associated reprofiling to the front garden, the introduction of a visually dominant retaining wall and subsequent deficiency in space for adequate soft landscaping, would by reason of the resulting appearance be detrimental to the character and appearance of this property, the streetscene and the character and appearance to this part of the conservation area, contrary to policies SP11 and SP12 of the Haringey Local Plan 2017, policies DM1, DM9 and DM34 of the Development Management Plan (2017) and policies DH2 and DH6 of the Highgate Neighbourhood Plan 2017.

- 2 Given the location of the application site with associated manoeuvring in and out with such an off-street car parking space and in the absence of technical information demonstrating safe visibility splays and vehicular sightlines, the proposal is viewed to represent a hazard to both vehicle and pedestrian traffic, contrary to policy DM33 of the Development Management Plan (2017).

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