

Mr Marek Redo
Studios 518
394 Muswell Hill Broadway
LONDON
United Kingdom
N10 1DJ

27 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/2022/3849
Location	Flat C, 56 Upper Tollington Park, Hornsey, London, N4 4BX
Proposal	Installation of rear dormer window, addition of two front rooflights, replacement of second floor windows and re-roofing with natural slates.
Received	21 October 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
2206.001, 2206.004, 2206.005, 2206.006, 2206.010, 2206.021 (Side Elevation Existing), 2206.020, 2206.021 (Rear Elevation Existing), 2206.055, 2206.056, 2206.057, 2206.060, 2206.061, 2206.070 and 2206.071.	Plans & Drawings Package (amended)	23 November 2022

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The proposed rear dormer, by virtue of its inappropriate size, scale, siting and massing, would appear as an overly large roof addition, which would not be subservient or subordinate to the existing property. The dormer would appear bulky in views from the street scene, whilst also dominating this stretch of terraced properties and this part of the Conservation Area. There would be an adverse impact upon the character and appearance of the host property, the street scene and the Stroud Green Conservation Area. The special interest and historic significance of the Conservation Area would not be preserved. Therefore, the proposal would be contrary to Policies D3 & HC1 of the London Plan (2021), Policies SP11 & SP12 of Haringey's Local Plan Strategic Policies (2017) and Policies DM1, DM9 & DM12 of the 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