

Firstplan
Broadwall House
21 Broadwall
London SE1 9PL

9 May 2023

**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER
2015 DETERMINATION UNDER CLASS B, PART 11 OF SCHEDULE 2**

Case Reference HGY/2022/4286
Location Mansfield Heights, Great North Road, Hornsey, London, N2 0NY
Proposal Application for prior approval of a proposed: New dwellinghouses on detached blocks of flats. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A. A proposal for 2 new homes within a roof extension to the existing central tower
Received 1 December 2022

Haringey Council, as local planning authority, hereby confirm that prior approval is REQUIRED and REFUSED for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the local planning authority.

Title	Description	Date
221_MansfieldHeights_ExistingDrawings		1 December 2022
Mansfield Heights Central Block - Interior Daylight Sunlight		1 December 2022
ECDB - CPP -Tower Block Mansfield Heights Great North Road N2 0NY - V1-29-11-2022		1 December 2022
Mansfield Heights Central Block - Fire Strategy		1 December 2022
Mansfield Heights - Central Block Transport Statement		1 December 2022
Mansfield Heights Central Block - Daylight Sunlight Impact Assessment-1-25		1 December 2022
221_MansfieldHeights_ProposedDrawings		1 December 2022
221-03-EXT-10- Site Location Plan		1 December 2022
221-03-EXT-11-Existing Site Plan		1 December 2022
221-03-PRP-11-Proposed Site Plan		1 December 2022
Mansfield Heights Central Block - DAS -12-25		1 December 2022
Mansfield Heights Central Block - DAS -1-11		1 December 2022
PLANNING STATEMENT - CENTRAL BLOCK FINAL 30 11 22		1 December 2022
Mansfield Heights Central Block - Daylight Sunlight Impact Assessment-26-49		1 December 2022
Proposed Plans	Revised	10 February 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed development would by reason of its external appearance result in a dominant and incongruous addition and an overall building form failing to integrate effectively within its immediate surroundings, of a predominately suburban area characterised by single family dwellings and purpose build blocks of flats of a smaller scale, as such contrary to paragraph 130 of the National Planning Policy Framework 2021.
- 2 The proposed roof extension by reason of lack of adequate provision for fire safety, is considered to result in fire risk to occupiers and neighbouring residents, as such is contrary to Policy D12 of the London Plan 2021 and the National Planning Policy Guidance [Fire safety and high-rise residential buildings (from 1 August 2021)].

- 1 You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
- 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.