

Mr Peter French
145
Monkhams Lane
WOODFORD GREEN
IG8 0NW

10 May 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/2023/0003
Location	Christ Apostolic Church, High Road, Tottenham, London, N15 4BN
Proposal	Perimeter security railings, gates and vehicle crossovers to the road facing areas
Received	2 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 for the reason(s) listed in the attached schedule.

Title	Description	Date
00.101a.pdf	Floor plan	2 January 2023
10.101a.pdf	Additional plans	2 January 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1** The proposal by reason of its inadequate design and materials, as well its overbearing scale, is considered to be out of keeping and would detract from the character and appearance of the host building and wider THRHC/Seven Sisters/Page Green the conservation areas, contrary to policies, DM1, DM3, DM9, SP11 and SP12 of the Haringey Local Plan 2017.

- 2** The proposed installation of two vehicular crossovers, due to the lack of justification or technical consideration of their impact, would introduce additional points for potential conflict between pedestrians and vehicles, and adversely impact on highway safety. Furthermore, the loss of CPZ permit parking, due to the impact this would have, to on-street parking, is not supported. The proposals would therefore be contrary to policy DM32 and DM33.

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