

Mr Tim Gebhard
The Park
St Albans
AL3 7LT

26 May 2023

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference HGY/2023/0260
Location 17 Downhills Park Road, Tottenham, London, N17 6PE
Proposal Construction of a roof terrace with glazed balustrade around
perimeter above the flat roof of the dormer above the outrigger
and amended window and access door.
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
1227-120 - Proposed Site Roof Plan		26 January 2023
1227-121 - Proposed Ground Floor Plan		26 January 2023
1227-122 - Proposed First Floor Plan		26 January 2023
1227-123 - Proposed Second Floor Plan		26 January 2023
1227-124 - Proposed Third Floor Plan		26 January 2023
1227-220 - Proposed Elevations		26 January 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed development by reason of its scale, massing and design, would appear an obtrusive and incongruous form of development, out of keeping with the general pattern of development and character of the area contrary to policy SP11 of the Haringey Local Plan and policies DM1 & DM12 of the Development Management DPD 2017 and Policy D3 of the London Plan 2021.
- 2 The proposed roof terrace by reason of its size and siting would give rise to overlooking of adjoining properties rear windows and gardens and to additional noise and general disturbance, to the detriment of neighbouring occupiers residential amenity and contrary to policies DM1 & DM12 of the Development Management DPD 2017 and Policy D6 of the London Plan 2021.

Informatives:

INFORMATIVE: Proactive Statement

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

INFORMATIVE: Pre-application Advice

Taking the reason(s) for refusal into account, you may wish to prepare a revised proposal for comment prior to submitting a further planning application. To do so we strongly recommend you seek pre-application advice and refer you to our Pre-Application Planning Advice (PAPA) Service. <https://www.haringey.gov.uk/planning-and-building-control/planning>

- 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.