

Mr. Heshy Friedman
45 Stamford Hill
London
United Kingdom
N16 5SR

1 June 2023

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

Case Reference	HGY/2023/0869
Location	11 Ermine Road, Tottenham, London, N15 6DB
Proposal	Erection of part ground and first floor rear extension
Received	28 March 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
2000, 2002, 2003, 2004, 2005 & 2006 - Proposed Plans, Elevations & Sections		28 March 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed extension by reason of its overall size, height and massing would appear an overly bulky and incongruous form of development out of keeping with the pattern of development of the area and detrimental to local visual amenity, contrary to policy SP11 of the Haringey Local Plan and policies DM1 & DM12 of The Development Management DPD 2017.
 - 2 The proposed development by reason of its depth, height and close proximity to the shared boundary line with no. 12 Ermine Road would appear an overbearing and unneighbourly form of development, would cause overshadowing, a loss of sunlight and outlook and an increased sense of enclosure to the detriment of the neighbouring occupiers residential amenity and contrary to policies DM1 and DM12 of The Development Management DPD 2017 and London Plan Policy D6.
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- 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.