

Mr Ross Lakani
40
wise lane
mill hill
london
NW7 2RE

23 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/2023/0704
Location 24 Grange Road, Hornsey, London, N6 4AP
Proposal Erection of a first side extension over existing garage.
Received 13 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
1006 PROPOSED BASEMENT PLAN.pdf	Detail Drawing	13 March 2023
1007 PROPOSED GROUND FLOOR PLAN.pdf	Elevation (Front) - Existing	13 March 2023
1008 PROPOSED 1st FLOOR AND ROOF PLAN.pdf	Additional plans	13 March 2023
1009 PROPOSED FRONT AND SIDE ELEVATIONS.pdf	Detail Drawing	13 March 2023
1010 PROPOSED REAR AND SIDE ELEVATIONS.pdf	Additional plans	13 March 2023
1011 PROPOSED SECTION B-B.pdf	Block plan of the site	13 March 2023
BLOCK PLAN.pdf	Block plan of the site	13 March 2023
ORDNANCE SURVEY MAP.pdf	The location plan	13 March 2023
PROPOSED BLOCK PLAN.pdf	Additional plans	13 March 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed extension by virtue of its siting would give this dwelling an overly wide, bulky and unbalanced appearance and would negatively intrude into the visual gap and separation between properties on Grange Road, overall harming the character and appearance to this part of the conservation area, contrary to Policy HC1 of the London Plan (2021), Policies SP11 and SP12 of the Haringey Local Plan (2017), Policies DM1, DM9 and DM12 of Haringey's Development Management DPD (2017), as well as Policies DH2 and DH4 of the Highgate Neighbourhood Plan (2017).

- 2 The proposed extension by virtue of its siting, scale and associated fenestration would be materially harmful to the living conditions of occupiers of adjoining dwellings with respect to outlook and privacy, contrary Policies DM1 and DM12 of Haringey's Development Management DPD (2017), as well as Policies DH4 of the Highgate Neighbourhood Plan (2017).

- 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.