

Mrs Emma McBurney
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Hampton Road
Hampton Hill
TW12 1JQ

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/2023/0521
Location	Cornerways, Ellington Road, Hornsey, London, N10 3DD
Proposal	Construction of a 2-storey plus basement level 3x bed 6-person dwelling on the vacant site south of Cornerways on the corner of Cranley Gardens and Ellington Road including landscaping and enclosed cycle and bin storage.
Received	21 February 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
2236-PL-0212-P1_Proposed Street Elevations.pdf	Additional plans	21 February 2023
2236-PL-0002-P1_Block Plan.pdf	Site/Block Plan - Existing	21 February 2023
2236-PL-0199-P1_Proposed Site Plan.pdf	Block plan of the site	21 February 2023
2236-PL-0200-P1_Proposed Lower Ground Floor.pdf	Additional plans	21 February 2023
2236-PL-0201-P1_Proposed Ground Floor .pdf	Additional plans	21 February 2023
2236-PL-0202-P1_Proposed First Floor.pdf	Additional plans	21 February 2023
2236-PL-0203-P1_Proposed Roof Plan.pdf	Additional plans	21 February 2023
2236-PL-0210-P1_Proposed Elevations.pdf	Additional plans	21 February 2023
2236-PL-0211-P1_Proposed Elevations.pdf	Additional plans	21 February 2023
2236-PL-0220-P1_Proposed Sections.pdf	Additional plans	21 February 2023
2236-PL-0001-P1_Site Location.pdf	The location plan	21 February 2023
2236-PL-301-P1_Build to plot ratio		16 June 2023
2236-PL-303-P1_View comparison from 37 Cranley Gardens		16 June 2023
2236-PL-0211-P2_Proposed Elevations		16 June 2023
2236-PL-300-P1_Footprint Comparison		16 June 2023
2236-PL-302-P1_Massing comparison		16 June 2023
2236-SK-010-0_3D view 1		16 June 2023

A handwritten signature in black ink that reads "Robbie McNaughton".

Robbie McNaughton
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed development by reason of its siting, bulk and design would introduce a dominant and discordant building, detrimental to the spatial qualities afforded by this site, the spatial relationship with surrounding buildings and overall streetscene, contrary to Policy D3 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies (2017) and Policies DM1 and DM7 of the Haringey Development Management DPD (2017).
- 2 The proposed design approach of providing a large kitchen/ dining/ living room at lower ground level with single aspect and in close quarters to a retaining wall and boundary enclosure would fail to provide an acceptable quality of accommodation for future occupiers, in terms of light and outlook, contrary to Policy D6 of the London Plan (2021), Policy SP11 of Haringey's Local Plan Strategic Policies (2017) and Policies DM1 and DM7 of the Haringey Development Management DPD (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.