

Mr Heshy Friedman, Excel Planning
45 Stamford Hill
London
N16 5SR

28 June 2023

Schedule 2 Part 1 Class A.1(ea) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Case Reference	HGY/2023/1209
Location	Tottenham Lane Surgery, 49 Tottenham Lane, Hornsey, London, N8 9BD
Proposal	Application to determine if prior approval is required for a proposed change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA.
Received	3 May 2023

The London Borough of Haringey, as local planning authority, refuse prior approval for the proposed development at the address shown above, as described above and shown in drawings numbered:

Title	Description	Date
EX-01; EX-02; EX-03; EX-04; EX-05; PR-01; PR-02 & PR-03	Existing & proposed floor plans, elevations & sections.	9 May 2023
Site Location Plan		9 May 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1** The applicant has not demonstrated that the proposed dwellings would receive acceptable levels of daylight and therefore have not demonstrated that an acceptable quality of accommodation would be provided for future occupiers in accordance with the provisions of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2** In the absence of a transport statement/assessment, details of how the proposed dwellings will be accessed from the street or the provision of any secure cycle parking, it has not been demonstrated that the transport impacts of the proposal will be acceptable, or that safe site access will be ensured, in accordance with the provisions of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Note: You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent