

Mr Nicholas Sharp
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United Kingdom
KT2 5EE

6 July 2023

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

Case Reference HGY/2023/0935
Location Flat 2, 46 Tetherdown, Hornsey, London, N10 1NG
Proposal Sub-division of existing 2-bedroom flat into two separate self-contained 1-bedroom flats.
Received 31 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 for the reason(s) listed in the attached schedule.

Title	Description	Date
TP-10-01 - Proposed Floor Plans		31 March 2023
SU-10-01 - Existing Floor Plans		31 March 2023
TP-00-01 - Existing & Proposed Block Plans		31 March 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1** The proposed conversion would provide substandard living conditions for future occupiers by reason of both the proposed flats' inadequate Gross Internal Areas, contrary to policies SP2 and SP11 of the 2017 Haringey Local Plan, Policies DM1 and DM12 of the 2017 Development Management DPD and Policy D6 of the 2021 London Plan.

Notes:

You can find advice in regard to your rights of appeal at: <https://www.gov.uk/appeal-planning-decision>.

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.

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.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone at 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol