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18 July 2023

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

Case Reference	HGY/2023/0784
Location	5 Waltheof Avenue, Tottenham, London, N17 7PL
Proposal	Construction of a loft extension with a rear dormer with timber sash windows.
Received	21 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
ST_MAR 23_5 WAL_003 Rev D - Proposed Plans, elevations & Sections - Revised	Revised drawings Scale 1:50 @ A1 Proposed Loft Plan Proposed First Floor Plans Proposed Section A-A and Elevations Scale 1:100 @ A1 Proposed Front and Rear Elevations Proposed Side Elevations 01 and 02 Proposed Ground Floor Plan Proposed Roo...	7 July 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The proposed rear dormer roof extension lies in an area of sensitive and special character worthy of retention within the Tower Garden Conservation Area. The proposed rear dormer roof extension, if approved, would seriously detract from the important character to the detriment of the vicinity contrary to Policies SP11 and SP12 of the Haringey Local Plan 2017, Policy DM9 of The Development Management DPD 2017 and Policy HC1 of the London Plan 2021.

Informatives:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with the Tower Garden Conservation Area Appraisal and Management Plan, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

- 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.