

KA Designs
23 Haslemere Avenue
Barnet
EN4 8EY

3 August 2023

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

Case Reference	HGY/2023/1244
Location	121 Nightingale Lane, Hornsey, London, N8 7LG
Proposal	Erection of single storey rear extension
Received	10 May 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
N01/2023/PP/01; N01/2023/PP/02 & N01/2023/PP/03 – Existing & Proposed Plans & Elevations		10 May 2023



Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed development, by reason of its height and scale, would result in an over dominant, incongruous and discordant addition to this property, detracting from the appearance of the host building and the row of terraced cottages it forms a part of, and harming the character and appearance of the Campsbourne Cottage Estate conservation area, contrary to Policies SP11 and SP12 of the Local Plan (2017), Policies DM1, DM9 and DM12 of the Haringey Development Management DPD (2017) and Policy HC1 of the London Plan 2021.
- 2 The proposed height and scale of the extension would result in it have an overbearing and unneighbourly relationship with adjoining properties resulting in an increased sense of enclosure detrimental to neighbouring amenity, contrary to policies DM1 and DM12 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.