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8 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/2023/1554
Location	636a Green Lanes, Hornsey, London, N8 0SD
Proposal	Demolition of existing building and provision of a part single part two storey house
Received	13 June 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
636a GREEN LANES_PLANNING_DRAWING ISSUE.pdf	Additional plans	13 June 2023
Planning Statement.pdf	Planning statement	13 June 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (3)

- 1 The proposed development by reason of its restricted plot size would result in an incongruous and cramped form of development, unsympathetic to the streetscene in design terms and at odds with the pattern of development to a such corner site and that mirrored on the opposite side of the street, contrary to Policies DM1 and DM7 of the Haringey Development Management DPD (2017), Policy SP11 of the Haringey Local Plan (2017) and Policies H2 and D3 of the London Plan (2021).
- 2 The proposed development by reason of its siting and scale would appear overbearing and visually intrusive and harmful to the visual and residential amenities in relation adjoining properties and associated rear garden, contrary to Policies DM1 and DM12 of the Haringey Development Management DPD (2017) and Policy D6 of the London Plan (2021).
- 3 In the absence of an energy report outlining details for the reduction of energy use and carbon emissions during design, construction and occupation of such a dwelling, the proposal fails to satisfy the requirements of Policy DM21 of the Haringey Development Management DPD (2017) and Policy SP4 of the London Plan (2021).

- 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.