

Mr James Pooley
55 Goring Road
London
United Kingdom
N11 2BT

10 August 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/2023/1578
Location Flat B, 1 Marlborough Road, Wood Green, London, N22 8NB
Proposal Existing first floor flat roof to be converted to roof terrace with balustrading to a height of 1500mm above deck level with obscured glazing to be installed to all sides to Existing glazed panel to the external door to be removed.
Received 15 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 for the reason(s) listed in the attached schedule.

Title	Description	Date
MAR-015 Rev P1 – Proposed Sections		15 June 2023
MAR-013 Rev P1 – Proposed Floor Plans		15 June 2023
MAR-014 Rev P1 – Proposed Elevations and Section		15 June 2023
MAR-012 Rev P1 – Proposed Site Plan		15 June 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed development, by reason of its siting and design, would appear an incongruous and obtrusive feature, out of keeping with its surroundings and detrimental to the character and appearance of the Bowes Park conservation area contrary to policies SP11 & SP12 of the Haringey Local Plan (2017), policies DM1, DM9 & DM12 of The Development Management DPD (2017) and policies D6 & HC1 of the London Plan (2021).

- 2 The proposed development by reason of its location and close proximity to neighbouring properties would cause overlooking and a loss of privacy and would have an overbearing relationship, particularly with properties in Clarence Road whose short rear gardens back on to the application site. As such the proposal is considered detrimental to neighbouring residential amenity contrary to policy DM1 of The Development Management DPD (2017) and policy D6 of the London Plan (2021).

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