

Mr Nikos Savvides
130 East Barnet Road
New Barnet
EN4 8RE

14 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/2023/1210
Location Flat 1, 1 Cromwell Avenue, Hornsey, London, N6 5HN
Proposal Extension of roof of rear outrigger to create first floor extension
Received 4 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
22623 - 12.pdf	First Floor - Proposed	4 May 2023
22623 - 13.pdf	Roof Plan - Proposed	4 May 2023
SiteLocation.json	Site Location GeoJson	4 May 2023
22623 - 01.pdf	Ground Floor - Existing	4 May 2023
22623 - 02.pdf	First Floor - Existing	4 May 2023
22623 - 03.pdf	Roof Plan - Existing	4 May 2023
22623 - 04.pdf	Side/Rear Elv - Existing	4 May 2023
22623 - 11.pdf	Ground Floor - Proposed	4 May 2023
22623 - 14.pdf	Side/Rear Elv - Proposed	4 May 2023
2023-06-27_title_plan_NGL320757_GOV.UK	The site/location has been checked and verified. (Part of No 1 Cromwell Avenue is located in the rear of 177 Archway Road)	18 July 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The proposed development, by reason of its location, size and detailed design, is considered harmful to the host building, streetscene and the character and appearance of the Highgate Conservation Area. It would result in harm to the significance of such heritage assets in which there would be no public benefit to outweigh such harm, contrary to the NPPF 2021, policy HC1 of the London Plan 2021, policy SP12 of the Haringey Local Plan 2017, policies DM9 and DM12 of the Development Management DPD and policies DH2 and DH3 OF the Highgate Neighbourhood Plan 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.