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United Kingdom
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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/2023/1100
Location 41 Vicarage Road, Tottenham, London, N17 0BB
Proposal Roof alteration to facilitate a loft conversion and rear dormer.
Received 21 April 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
Existing and Proposed Site Plan		19 June 2023
Proposed Loft Plan		19 June 2023
Proposed Front and Side Elevations		19 June 2023
Proposed Ground and First Floor Plans		19 June 2023
OS Location Map and Block Plan		19 June 2023
Proposed Rear and Side Elevations		19 June 2023
Existing and Proposed Sections		19 June 2023
Existing and Proposed Roof Plans		19 June 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 size, scale and form would dominate the existing building, unbalance the pair of semi-detached properties and fail to be sympathetic to the design of the existing building, the street scene and the visual amenity of the area, contrary to Policies DM1 and DM12 of the Haringey Development Management DPD (2017) and Policy SP11 of Haringey's Local Plan Strategic Policies 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.