

Hale Design Studio - Mr Peter Charman

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/2023/1582
Location 104 Beresford Road, Hornsey, London, N8 0AH
Proposal Roof terrace to part of rear. Annex pitched roof.
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 received on the above date.

Title	Description	Date
Design & Access Statement		15 June 2023
Drawing 2021 03 03A - Proposed Plans, Section and Elevations		15 June 2023
Location Plan		9 August 2023



Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed roof terrace with balustrade screening by reason of its elevated prominent position would be a visually intrusive addition when viewed from adjoining properties and would introduce an unacceptable level of additional overlooking of the adjoining properties resulting in a loss of privacy detrimental to the residential amenities of neighbouring occupiers, contrary to Policy DM1 and DM12 of Haringey's Development Management, Development Plan Document (2017), Policy SP11 of the Haringey Local Plan (2017) and Policy D6 of the London Plan (2021).
- 2 The proposed roof terrace and screening would take up the majority of the remaining original outrigger roof, and would appear as a visually prominent, overly bulky and incongruous addition, failing to achieve an appropriate level of subordination within the context of the wider roofscape, to the detriment of the character and appearance of the building and surrounding area, contrary to Policy DM1 and DM12 of Haringey's Development Management, Development Plan Document (2017), Policy SP11 of the Haringey Local Plan (2017) and Policy D6 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.