

Mr J P BLAKE & CO. Blake
31 Farnes Drive
ROMFORD
United Kingdom
RM2 6NS

18 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/2023/0963
Location	190 Wightman Road, Hornsey, London, N8 0BU
Proposal	Enlargement of existing basement, proposed lightwell with stairs and entrance door to reformed basement and extension of existing bay window down to lightwell.
Received	4 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
A524/02 – Proposed Floor & Site Plans, & Front Elevation		4 April 2023
A524/01 – Existing Floor Plans & Elevations		4 April 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed front lightwell by virtue of its size and location would take up too large a proportion of the property's frontage, and would appear a cramped form of development and an incongruous feature in the streetscene that would unacceptably harm the character and appearance of the host property and streetscene contrary to policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, policies SP11 & SP12 of Haringey's Local Plan Strategic Policies 2017 and policy D3 of the London Plan 2021.
- 2 The front lightwell would take up too large a proportion of the property's frontage, leaving no space for refuse storage contrary to policy DM4 of the Development Management, Development Plan Document 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.