

Mr Richard Loren
30 Vallance Road
London
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N22 7UB

31 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/2023/1788
Location 6 Hardy Passage, Wood Green, London, N22 5NZ
Proposal New Mansard Roof Over Flat Roof to Convert Front First Floor
Flat From a Flat to a 4 Person Maisonette.
Received 6 July 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
PL05 - Proposed Front, Rear & Side (South) Elevations		6 July 2023
PL04 - Proposed Floor & Roof Plans		6 July 2023
PL06 - Proposed Side (North) Elevation & Section AA		6 July 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1** The proposed mansard roof extension by reason of its design, size, scale, and siting would be an incongruous and unsympathetic feature that would harm the character and appearance of the terrace and wider area. This would set unwanted precedent in the passage that is predominantly two-storey in nature. The proposal is therefore considered to be contrary to policies DM1 and DM12 of the Development Management, Development Plan Document (adopted 2017), Policy SP11 of the Haringey Local Plan 2017 and Policy D6 of the London Plan (2021).

- 2** 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 facilitate overlooking of the adjoining properties resulting in loss of privacy to neighbouring occupants, contrary to policies DM1 and DM12 of the Development Management, Development Plan Document (adopted 2017), Policy SP11 of the Haringey Local Plan 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