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6 September 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/2023/0949
Location Alford Mews, 50, 52 and 54 Stanhope Road, London N6 5AL
Proposal Erection of two semi-detached two-bedroom houses, parking and associated infrastructure
Received 3 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 for the reason(s) listed in the attached schedule.

Title	Description	Date
Planning Statement Final Document		13 April 2023
141_17_61_PL1 Detailed Elevations East South North Proposed 1_100		13 April 2023
141_17_71_PL1 Detailed Elevations West Proposed 1_100		13 April 2023
141_11_03_PL1 Second Floor Proposed 1_200		13 April 2023
141_17_10_PL1 Elevation East 1 Stanhope Road Existing 1_200		13 April 2023
141_17_21_PL1 Elevation East 2 Car Park Proposed 1_200		13 April 2023
141_17_31_PL1 Elevation South Proposed 1_200		13 April 2023
141_17_51_PL1 Elevation North Proposed 1_200		13 April 2023
141_DAS_PL1		13 April 2023
141_00_02_PL1 Current Title Plan 1_500		13 April 2023
141_00_13_PL1 Site Plan Proposed 1_500		13 April 2023
141_16_12_PL1 Section Proposed 1_200		13 April 2023
141_17_11_PL1 Elevation East 1 Stanhope Road Proposed 1_200		13 April 2023
141_17_50_PL1 Elevation North Existing 1_200		13 April 2023
141_00_01_PL1 Location and Block Plan 1_1250 1_500		13 April 2023
141_17_20_PL1 Elevation East 2 Car Park Existing 1_200		13 April 2023
141_00_03_PL1 Site Plan Existing 1_500		13 April 2023
141_11_01_PL1 Ground Floor Proposed 1_200		13 April 2023
141_11_02_PL1 First Floor Proposed 1_200		13 April 2023

141_91_02_PL1 Car Park View Proposed CGI		13 April 2023
141_11_04_PL1 Roof Plan Proposed 1_200		13 April 2023
141_16_02_PL1 Section Existing 1_200		13 April 2023
141_91_01_PL1 Street View Proposed CGI		13 April 2023
N01-NB-Transport Note (220627)		13 April 2023
141_17_30_PL1 Elevation South Existing 1_200		13 April 2023
141_01_01_PL1 Ground Floor Existing 1_200		13 April 2023
141_17_40_PL1 Elevation West Existing 1_200		13 April 2023
BREL Report		13 April 2023
Energy Statement - Alford House		13 April 2023
ST3338-01-Drainage Strategy		13 April 2023
141_17_41_PL1 Elevation West Proposed 1_200		13 April 2023
141_91_03_PL1 Rear View Proposed CGI		13 April 2023
141_ACC_PL1		13 April 2023
Heritage Statement Alford House 300323[94]		13 April 2023
141_ISSUE_PL1		13 April 2023
211122-PD-11 Arboricultural Impact Assessment		13 April 2023
part_I_2021_gla_carbon_emission_reporting_spreadsheet_v1.2_beta		13 April 2023
Alford Mews_DLSL_Feb23		13 April 2023
FRA- 2303		13 April 2023
Site Plan	Revised	1 June 2023
Daylight and Sunlight Report	Revised	1 June 2023
Design & Access Statement (May 2023)	Revised	1 June 2023
Tree Schedule		1 June 2023
Refuse Statement		1 June 2023
141_00_13_PL3 – Proposed Site Plan (Inc. revised parking plan)		29 June 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (3)

- 1** The layout, siting and scale of the resulting development would appear cramped and contrived in the context of the constraints of this site, resulting in overdevelopment, detrimental to the character and appearance of the area, the residential and visual amenities of neighbouring occupiers and harmful to the character and appearance of this part of the conservation area, contrary to policies D3, D6 and HC1 of the London Plan 2021, policies SP11 and SP12 of the Haringey Local Plan 2017, policies DM1, DM7, DM9 and DM12 of the Development Management DPD 2017.
- 2** The proposed development by reason of its siting and layout in the context of the constraints of this site would result in restricted conditions of light, outlook and aspect in relation to some of the accommodation, as such providing a poor standard of accommodation for future occupiers, contrary to Policies D3 and D6 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies 2017 and Policies DM1, DM7 and DM12 of the Haringey Development Management Development Plan Document 2017.
- 3** In the absence of clearer information on the provision of and management of car parking on site, the proposal would harm the amenity of existing residents by exacerbating on-site parking conditions and as well the proposal would provide inadequate cycle parking and storage facilities contrary to policy SP7 of the Haringey Local Plan Strategic Plan 2017 and Policies DM31 and DM32 of the Haringey Development Management Development Plan Document 2017.

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.

Planning, Building Standards & Sustainability Service



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