

Leesa Paton
252
Archway Road
London
N6 5AX

7 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/2023/1261
Location	252 Archway Road, Hornsey, London, N6 5AX
Proposal	Variation of condition 1 (approved plans) attached to planning permission ref: HGY/2020/1853 to amend the approved scheme, including extension of Flat A into commercial premises, changes to the internal layout and changes to windows and balcony.
Received	11 May 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
Flat A Proposed Elevation and Section.pdf	Elevation (Rear) - Proposed	11 May 2023
Flat A Proposed Plans.pdf	Floor plan	11 May 2023



Robbie McNaughton
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1** The proposed development would result in the loss of commercial floorspace which has not been justified in policy terms with the loss of such space having the potential to undermine the longer term vitality of this retail unit as such harming the overall vitality and viability of this local centre shopping parade, contrary to Policy SP10 of Local Plan 2017, Policy DM43 and Development Management DPD 2017 and Policy EA3 of the Highgate Neighbourhood Plan 2017.

- 2** The proposed development would fail to provide acceptable standard of living conditions for future occupiers in terms of adequate internal area, contrary to Policy D6 of the London Plan 2021.

Notes:

You can find advice in regard to your rights of appeal at:
planningportal.gov.uk/planning/appeals/guidance/guidancecontent

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