

Mr Gary Arnaoutis  
23 Haslemere Aveune  
Barnet  
EN4 8EY

8 September 2023

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015  
NOTICE OF REFUSAL OF PLANNING PERMISSION**

|                       |                                                                                                                                                                          |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case Reference</b> | <b>HGY/2023/1879</b>                                                                                                                                                     |
| <b>Location</b>       | <b>7 Oxford Road, Hornsey, London, N4 3HA</b>                                                                                                                            |
| <b>Proposal</b>       | <b>Erection of part single, part 2 storey rear extension to rear<br/>outrigger and amalgamation of 7no. studio flats to form 2no.<br/>3bed flats and 1no. 2bed flat.</b> |
| <b>Received</b>       | <b>14 July 2023</b>                                                                                                                                                      |

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.

| <b>Title</b>                                                                                            | <b>Description</b> | <b>Date</b>  |
|---------------------------------------------------------------------------------------------------------|--------------------|--------------|
| O1/2023/PP/01; O1/2023/PP/02; O1/2023/PP/03 & O1/2023/PP/04 –<br>Existing & Proposed Plans & Elevations |                    | 14 July 2023 |



**Robbie McNaughton**  
**Head of Development Management and Planning Enforcement**  
**Planning Service**

**Refusal Reasons: (2)**

- 1** The proposed conversion of the property would result in the provision of substandard residential accommodation for future occupiers due to inadequate floor space for two flats, poor outlook, poor natural light, lack of cycling parking storage or adequate refuse and recycling storage contrary to Policy D6 of the London Plan 2021, Policies SP11 and SP2 of the Haringey Local Plan 2017, Policies DM16 of Haringey's Development Management DPD (2017) and the Major's Housing SPG 2016
  
- 2** The extensions would be out of character and combined ground/ first rear extensions would result in an excessively large and over bearing addition along the shared boundary with both adjoining properties, resulting in sense of enclosure, overbearing and loss of outlook to neighbouring properties to the detriment of their occupiers residential amenity, contrary to Policy SP11 of the Haringey Local Plan 2017, Policy D3, D6 of the London Plan 2021 and Policies DM1 and DM12 of the 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](mailto: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](mailto:building.control@haringey.gov.uk), telephone at 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol)