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8 September 2023

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

Case Reference HGY/2023/1907
Location 47 Gaskell Road, Hornsey, London, N6 4DU
Proposal Erection of a ground floor front porch.
Received 17 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 received on the above date.

Title	Description	Date
SP-01; SP-02; SP-03; SP-04; SP-05; SP-06; SP-07; SP-08; SP-09; SP-10 & SP-11	Existing & Proposed Plans, Elevations & Sections	17 July 2023
SP-00 - Location Plan		28 July 2023

Robbie McNaugher

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Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The proposed front porch, by way of its design and massing, would be an over dominant, incongruous and discordance addition at odds with the character and appearance of the host property and terrace, would result in unacceptable harm to the character and appearance of the host dwelling, terrace and Highgate Conservation Area where no public benefit is provided to outweigh the harm, and would be contrary to policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 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.