

Mr Justin Brown
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20 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/2023/2048
Location	43 Leaside Avenue, Hornsey, London, N10 3BT
Proposal	Replacement single storey rear extension, new front facing two storey side extension, recovering of existing rear facing dormer and new second floor side extension. External alterations inclusive of window replacement, new rooflights and pebble dash removal.
Received	27 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
200-01_Rev01 - Proposed Site Plans.pdf	Block plan of the site	27 July 2023
300-01_Rev01 - Proposed GA Plans.pdf	Floor plan	27 July 2023
360-01_Rev01 - Proposed GA Elevations.pdf	Elevation (Front) - Proposed	27 July 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The proposed two storey front extension to the side return, by reason of its location and size, would infill a gap in an uncharacteristic manner to this terrace and Conservation Area. As such, it would harm the character and appearance of the terrace and the Muswell Hill Conservation Area, contrary to Policies SP11 and SP12 of the Haringey Local Plan 2017, Policies DM1 and DM9 of the Development Management DPD 2017 and Policy HC1 of the London Plan 2021.

Informatives:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

- 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.