

Shulem Posen
77
Fairholt Road
London
United Kingdom
N16 5EW

21 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/2023/1194
Location	11 St Pauls Road, Tottenham, London, N17 0NB
Proposal	Change of use of an existing outbuilding in rear garden to provide for a self-contained Studio Flat.
Received	2 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 in accordance with the application dated above.

Title	Description	Date
EX.PR.01 Rev A – Existing & Proposed Plans, Elevations & Sections		28 June 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The introduction of a self-contained residential dwelling into this small back garden location would not accord with the prevailing pattern of development in the vicinity and would result in a level of activity, noise and disturbance and loss of privacy that would be out of character within a domestic back garden environment and harmful to neighbouring residential amenities, including those of the host dwelling, contrary to Policies D3, D6, and D12 of the London Plan 2021, Policy SP11 of Haringey's Local Plan 2017 and Policies DM1, DM7 and DM12 of Haringey's Development Management DPD 2017.
- 2 The proposed self-contained residential dwelling due to the site layout, access and servicing arrangements and its proximity to the host dwelling would result in a mutual loss of privacy, unsatisfactory access to the public highway that is not capable of reasonable improvement, difficulties with regard to access by fire appliances, resulting in a substandard quality of housing and an unacceptable form of back-land development contrary to Policies D3, D6, and D12 of the London Plan 2021, Policy SP11 of Haringey's Local Plan 2017 and Policies DM1 and DM7 of Haringey's Development Management DPD 2017.

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