

other More Space
112 Gunnersbury Avenue
Ealing
London
United Kingdom
W5 4HB

25 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/2023/2084
Location Flat B, 18 Higham Road, Tottenham, London, N17 6NF
Proposal Loft conversion above the main roof and rear outrigger with a terrace at the rear . The front slope will have 2 skylights.
Received 1 August 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
LocationPlan.pdf	Location Plan	1 August 2023
18a Higham Road N17 6NF - block plans.pdf	Block plan of the site	1 August 2023
LW202300051 18a Higham Road N17 6NF (Kuettner) - terrace.pdf	Additional plans	1 August 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed development by reason of its scale and design, would appear an obtrusive and incongruous form of development, out of keeping with the general pattern of development and character of the area and insubordinate when considered together with the approved rear dormer, contrary to policy SP11 of the Haringey Local Plan 2017, policies DM1 & DM12 of the Development Management DPD 2017 and Policy D6 of the London Plan 2021.

- 2 The proposed roof terrace by reason of its size, capacity and siting would give rise to overlooking of adjoining properties rear windows and gardens and to additional noise and general disturbance, to the detriment of neighbouring occupiers residential amenity and contrary to policies DM1 of the Development Management DPD 2017 and Policy D6 and D14 of the London Plan 2021.

Informatives:

INFORMATIVE: Pre-application Advice

Taking the reason(s) for refusal into account, you may wish to prepare a revised proposal for comment prior to submitting a further planning application. To do so we strongly recommend you seek pre-application advice and refer you to our Pre-Application Planning Advice (PAPA) Service. <https://www.haringey.gov.uk/planning-and-building-control/planning>

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) 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

