

Mr Mat Barnes  
Unit 28  
4th floor,  
Old Town Hall  
Rushey Green  
LONDON  
SE6 4RU

25 September 2023

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

|                       |                                                                                                                                                                                                                                             |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case Reference</b> | <b>HGY/2023/1684</b>                                                                                                                                                                                                                        |
| <b>Location</b>       | <b>43 Cholmeley Crescent, Hornsey, London, N6 5EX</b>                                                                                                                                                                                       |
| <b>Proposal</b>       | <b>Replacement of rear and side ground floor extension, with internal remodelling and installation of solar panels on the roof. Replacement of existing shed with larger outbuilding (standalone garden studio) with landscaping works.</b> |
| <b>Received</b>       | <b>26 June 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 received on the above date.

| <b>Title</b>                              | <b>Description</b> | <b>Date</b>  |
|-------------------------------------------|--------------------|--------------|
| 2247 - Existing and Proposed Drawings.pdf | Additional plans   | 26 June 2023 |

*Robbie McNaugher*

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

**Refusal Reasons: (2)**

- 1 The proposed extension by virtue of its, siting, scale and design would be an overly large and dominant addition that fails to respect the character, appearance and scale of this existing dwelling, negatively affecting the streetscene and the character and appearance to this part of the conservation area, as well as being a visually intrusive and overbearing form of development as viewed from neighbouring properties, contrary to Policy HC1 of the London Plan (2021), Policies SP11 and SP12 of the Haringey Local Plan (2017), Policies DM1, DM12 and DM9 of the Haringey Development Management DPD (2017) and Policies DH2, DH3 and DH4 of the Highgate Neighbourhood Plan (2017).
  
- 2 The proposed outbuilding by virtue of its bulk, design and siting would appear dominant and would cause harm in terms of the outlook for neighbouring properties. Although the degree of harm would vary for each property. This would be contrary to Policies DM1, DM9 and DM12 of the Haringey Development Management DPD (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](mailto: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](mailto:building.control@haringey.gov.uk), telephone 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol).