

Mr Hayden Todd
King House
55 Victoria Street
St Albans
AL1 3ER

4 October 2023

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

Case Reference	HGY/2023/2168
Location	Flat 3, 50 Coolhurst Road, Hornsey, London, N8 8EU
Proposal	Erection of external balustrade and creation of a balcony on existing flat roof (part retrospective application) (resubmission following refusal of planning application ref: HGY/2023/0489).
Received	9 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 received on the above date.

Title	Description	Date
X000; XD001; D101 Rev A; D102 Rev A; D103 Rev A & D104 – Pre-Existing & Proposed Plans & Elevations		9 August 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The proposed development by reason of an increased sense of overlooking and loss of privacy to the private amenity space of the ground floor flat, would be detrimental to the living conditions and residential amenity of the occupiers of the ground floor flat. As such, this development is contrary to Policy DM1 of The Development Management DPD (2017) and Policies SP0 and SP11 of the Haringey Local Plan (2017) and, is inconsistent with guidance in the National Planning Policy Framework (2023).

- 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.