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16 October 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/2023/0251
Location 665 High Road, Tottenham, London, N17 8AD
Proposal Erection of rear double storey extension on first and second floor to accommodate 2x 2b3p flats with associated amenities and facilities, refuse storage, bicycle parking etc.
Received 25 January 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
Block Plan.pdf	Block plan of the site	25 January 2023
Location Plan.pdf	The location plan	25 January 2023
HeritageStatement.pdf	Heritage statement	25 January 2023
Design and Access Statement.pdf	Design and access statement	25 January 2023
Proposed Plans.pdf	Additional plans	25 January 2023
Existing Plans.pdf	Floor Plan - Existing	25 January 2023
Flood risk assessment.pdf	Flood risk assessment	25 January 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (3)

- 1** The proposed development at first and second floor levels by reason of its depth, bulk, scale, massing and design would introduce a prominent and discordant feature to the area, failing to preserve or enhance the character and appearance of the THRHC/ North Tottenham Conservation Area and locally listed building, resulting in harm to the heritage assets which is not outweighed by any identified public benefit. As such, the proposal is contrary to London Plan (2021) Policy HC1, policies SP11 and SP12 of the Haringey Local Plan (2013), and policies DM1 and DM9 of Development Management DPD (2017).
- 2** The proposed development would result in the provision of two substandard units which would provide a poor living environment for future occupiers by reason of no external amenity space. As such, the proposal would be contrary to policies Policy D6 of the London Plan 2021, policies SP2 and SP11 of the Haringey Local Plan (2013), the Mayor of London's Housing SPG and policies DM1, DM11 and DM12 of Development Management DPD (2017).
- 3** The proposed development by reason of excessive and overbearing bulk and massing would be detrimental to the amenities of neighbouring properties in the vicinity. 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 2013, London Plan Policy D6 and is inconsistent with guidance in the National Planning Policy Framework

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.

Planning, Building Standards & Sustainability Service



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