

Mr Adeel Ahmad
142 International House
Cromwell Road
London
United Kingdom
SW7 4EF

24 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/2023/2318
Location	98 Palmerston Road, London N22 8RE
Proposal	Improvement of a thermal element of a property. Installing External Wall Insulation cladding to a semi-detached property. External Wall Insulation to the front, left-hand side and rear elevations of the property excluding rear connected outbuilding. Insulation system comprising of 100mm Licata insulation system with a Licata silicone render system which is to be hand applied and finished in clients chosen texture in a neutral light/medium colour. All enabling works such as window cills, rainwater systems etc. will be modified and reinstalled where required. The system is designed to be low maintenance.
Received	29 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
Existing Elevations 98 Palmerston Road.jpg	Elevation (Front) - Existing	28 August 2023
Cross Section.png	Additional plans	28 August 2023
LocationPlan.pdf	Location Plan	28 August 2023
Existing Floorplans 98 Palmerston Road.jpg	Floor Plan - Existing	28 August 2023
Proposed Floorplan 98 Palmerston Road.jpg	Floor plan	28 August 2023
Site Plan.pdf	Block plan of the site	28 August 2023
Proposed Elevations 98 Palmerston Road.jpg	Elevation (Front) - Proposed	28 August 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (3)

- 1 The proposed development due to the proposed alterations to the external appearance of the front elevation would be out of keeping with the general pattern and character of the area and would adversely impact the street scene by reason of its interruption with the symmetry of the pair of semi-detached properties, of which it is one, contrary to policy SP11 of the Haringey Local Plan 2017 and policies DM1 & DM12 of The Development Management DPD 2017.
- 2 The proposed development, by reason of inappropriate design and materials, would introduce incongruent additions to the building that would fail to preserve or enhance the character and appearance of the Bowes Park Conservation Area, contrary to Development Management DPD (2017) policies DM1 and DM9, Local Plan (2017) Policies SP11 and SP12, London Plan Policy HC1 and the NPPF.
- 3 Insufficient information has been provided, the heritage statement is lacking in detail and does not discuss the significance of the conservation area, nor how the building contributes to this significance and there has been no information/details submitted to quantify the benefits of the proposal or to justify it outweighing the harm caused to the street scene and conservation area. This is contrary to policy DM9 of the 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) 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.