

Mr Daniel Bedocs
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Pig Lane
BISHOPS STORTFORD
Hertfordshire
CM22 7PA

1 November 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/2023/1102
Location	Storage Depot Railway Arch, 24 Moorefield Road, Tottenham, London, N17 6PX
Proposal	Demolition of an existing warehouse building and the erection of a new larger warehouse in its place ancillary to the continuing use of the site as a builders merchant.
Received	21 April 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
Proposed Site Plan & Front Elevation		21 April 2023
Proposed Elevations (Left & Right Views)		21 April 2023
Proposed Block Plan		30 May 2023
Proposed Site Location Plan		30 May 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, inappropriate design and materials, would introduce an incongruous addition that would fail to preserve or enhance the character and appearance of the THRHC/Bruce Grove Conservation Area and the significance of the three adjacent locally listed buildings, contrary to Policies DM1 and DM9 of Haringey's Development Management DPD (2017), Policies SP11 and SP12 of Haringey's, Local Plan (2017), Policy HC1 of the London Plan (2021) and the requirements of the National Planning Policy Framework (2023).

- 2** Insufficient information has been provided, including no heritage statement, to enable a sufficient assessment of how the existing building contributes to the significance of the conservation area, or how the new building would impact on it. No information has been submitted to quantify the benefits of the proposal to enable the local planning authority to balance the public benefits of the proposal against the harm caused to the conservation area and the three adjacent locally listed buildings. The proposal is therefore contrary to Policy DM9 of Haringey's Development Management DPD (2017), Policy SP12 of Haringey's, Local Plan (2017), Policy HC1 of the London Plan (2021) and the requirements of the National Planning Policy Framework (2023).

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