

Mr Neil Brock
24 Upper Tollington Park
London
United Kingdom

20 March 2026

**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/2026/0404
Location 33 Priory Road, Hornsey, London, N8 8LP
Proposal Demolition of the existing row of 2 garages and store at the rear of 33 Priory Road, erection of 1-bed dwellinghouse with basement and ground floor.
Received 13 February 2026

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
Focus 360 Energy report 66273 04/07/2024		13 February 2026
1579RD PL 02B PROPOSED ROOF PLAN 29 01 26		13 February 2026
BRE Client Report P118146-1000 Issue 1		13 February 2026
Basement Impact Assessment by Symmetrys Ltd 19229-BIA-Rev.1.0 Feb 2020		13 February 2026
1579RD EL 04A PROPOSED WEST ELEVATION 29 01 26		13 February 2026
PL00 Location plan		13 February 2026
1579RD SEC 02B PROPOSED SECTION B B 29 01 26		13 February 2026
1579RD EL 01B PROPOSED EAST (FRONT) ELEVATION 29 01 26		13 February 2026
1579RD SEC 01B PROPOSED SECTION A A 29 01 26		13 February 2026
Arboricultural Impact Assessment by SJ Stephens Associates 28th July 2020		13 February 2026
1579RD EL 03A PROPOSED NORTH ELEVATION 29 01 26		13 February 2026
PL00 Site and location plan		13 February 2026
1579RD PL 01B PROPOSED GROUND FLOOR AND BASEMENT PLANS 29 01 26		13 February 2026
1579RD EL 02B PROPOSED SOUTH ELEVATION 29 01 26		13 February 2026

Refusal Reasons: (1)

- 1** The proposed dwelling, by virtue of insufficient floorspace to meet minimum London Plan standards, in conjunction with its single aspect layout and poor quality means of amenity space, would provide a sub-standard form of accommodation for future occupants of the development, contrary to policy D6 of the London Plan (2021) and policy DM12 of the Haringey Development DPD (2017).

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