

Mr Sebastian Hicks
22 River heights

30 April 2026

636-638 High Road
Tottenham
London
London
United Kingdom
N17 0FD

**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/2026/0199
Location Rear of 159 Park Lane, Tottenham, London, N17 0HN
Proposal Erection of a single storey upward extension and change of use from a redundant building to a two storey, 2-bedroom single family dwellinghouse with an integrated artist studio (Class C3).
Received 22 January 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
Site Photos N17 0HN.pdf	Photographs and photomontages	22 January 2026
SG19 Proposed Sections E F G.pdf	Section - Proposed	22 January 2026
Energy and Sustainability Statement N17 0HN.pdf	Environmental statement	22 January 2026
SG13 Proposed Roof Plan.pdf	Floor plan	22 January 2026
SG03 Existing Roof.pdf	Roof Plan - Existing	22 January 2026
SG11 Proposed Ground Floor Plan.pdf	Floor plan	22 January 2026
SG21 Structure.pdf	Additional plans	22 January 2026
Design and Access Statement N17 0HN.pdf	Design and access statement	22 January 2026
SG07 Existing North Elevation.pdf	Elevation (Side) - Existing	22 January 2026
SG20 Living Space Standards.pdf	Additional plans	22 January 2026
SG06 Front Elevation.pdf	Elevation (Front) - Existing	22 January 2026
SG12 Proposed First Floor Plan.pdf	Floor plan	22 January 2026
SG05 Existing First Floor Plan.pdf	Floor Plan - Existing	22 January 2026

SG10 Existing Section B.pdf	Section - Existing	22 January 2026
SG02 Site Plan.pdf	Block plan of the site	22 January 2026
SG15 Proposed Elevations.pdf	Elevation (Side) - Proposed	22 January 2026
SG09 Existing Section A.pdf	Section - Existing	22 January 2026
SG04 Existing Ground Floor.pdf	Layout Plan - Existing	22 January 2026
SG16 Proposed West Elevation.pdf	Elevation (Side) - Proposed	22 January 2026
Bio Diversity Statement N17 OHN.pdf	Biodiversity statement	22 January 2026
SG22 Materials.pdf	Additional plans	22 January 2026
SG17 Proposed Section C.pdf	Section - Proposed	22 January 2026
SG01 Location Plan.pdf	The location plan	22 January 2026
SG23 Waste and Bicycle Position.pdf	Site waste management plan	22 January 2026
SG08 Existing West Elevation.pdf	Elevation (Side) - Existing	22 January 2026
SG14 Proposed Front Elevation.pdf	Elevation (Front) - Proposed	22 January 2026
SG18 Proposed Section D.pdf	Section - Proposed	22 January 2026

Head of Development Management and Planning Enforcement Planning Service

Refusal Reasons: (5)

- 1** The proposed upward extension, by virtue of its height and massing, would be a bulky and overly dominant addition to the original warehouse building that is out of keeping with the character and appearance of the surrounding area and adversely affect the street scene. The proposal is therefore unacceptable with regards to design, character and appearance considerations, contrary to Policy D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, and Policies DM1 and DM12 of the Haringey Development Management DPD 2017.
- 2** The proposed development, by reason of inadequate GIA, insufficient floor-to-ceiling heights, restricted outlook and daylighting from obscure-glazed bedroom windows, insufficient daylight to the ground floor living room, and a complete lack of external private amenity space, would provide a sub-standard form of accommodation that would result in a highly constrained, oppressive, and poor-quality living environment to future occupiers of the development, contrary to Policy D6 of the London Plan 2021, Policy SP2 of the Haringey Local Plan 2017, and Policy DM12 of the Haringey Development Management DPD 2017.
- 3** The creation of a new dwellinghouse capable of accommodating up to 4 occupants, in an area with a low Public Transport Accessibility Level (PTAL 2) and within a Controlled Parking Zone (CPZ), would generate an unmitigated increase in demand for on-street parking compared to the existing vacant warehouse use. The proposed development would therefore result in an unacceptable impact on local parking conditions and highway safety, contrary to Policies T1, T4, and T6 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017, and Policy DM31 of the Haringey Development Management DPD 2017.
- 4** The proposal fails to provide critical information in the Energy and Sustainability Statement and secure a carbon offset contribution to mitigate for the failure of the proposal to meet 'zero carbon' requirements, contrary to Policy SI2 of the London Plan 2021, and Policy SP4 of the Haringey Local Plan 2017.

- 5 By storing refuse and recycling bins on a back alleyway outside of the application site, the proposal fails to provide a satisfactory waste management solution in line with the Council's 'Waste management guidance note for residential and mixed-use developments', contrary to Policy DM4 of the Haringey Development Management DPD 2017.

Informatives:

INFORMATIVE: Pre- application Advice

Taking the reason(s) for refusal into account, you may wish to prepare a revised proposal for comment prior to submitting a further planning application. To do so we strongly recommend you seek pre-application advice and refer you to our Pre-Application Planning Advice (PAPA) Service.

<https://www.haringey.gov.uk/planning-and-building-control/planning>

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