

Mr Sam Bottomley
12 Kimberley Road
London
SW9 9DG

11 May 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/2026/0609
Location 1 Church Road, London, N6 4QH
Proposal Construction of a two-storey residential infill dwelling within the curtilage of 1 Church Road, including associated landscaping, refuse and cycle storage.
Received 4 March 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
1CR-PL-EP-100_EXISTING_SITE_PLAN_1-200.pdf	Site/Block Plan - Existing	4 March 2026
1CR-PL-EE-110_EXISTING_AND_PROPOSED_SOUTH_ELEVATION_1-100.pdf	Elevation (Rear) - Existing	4 March 2026
1CR-PL-PP-201_PROPOSED_GROUND_FLOOR_PLAN_1-50.pdf	Layout Plan - Proposed	4 March 2026
1CR-PL-PP-202_PROPOSED_1ST_FLOOR_PLAN_1-50.pdf	Layout Plan - Proposed	4 March 2026
1CR-PL-PE-301_PROPOSED_EAST_ELEVATION_1-50.pdf	Elevation (Side) - Proposed	4 March 2026
1CR-PL-PP-203_PROPOSED_ROOF_PLAN_1-50.pdf	Roof Plan - Proposed	4 March 2026
1CR-PL-EE-110_EXISTING_AND_PROPOSED_NORTH_ELEVATION_1-100.pdf	Elevation (Front) - Existing	4 March 2026
1CR-PL-SEC-400_PROPOSED_SECTION_1-50.pdf	Section - Proposed	4 March 2026
1CR-PL-EE-090_EXISTING_STREET_ELEVATION_1-100.pdf	Elevation (Front) - Existing	4 March 2026
1CR-PL-EE-110_EXISTING_AND_PROPOSED_WEST_ELEVATION_1-100.pdf	Elevation (Side) - Existing	4 March 2026
1CR-PL-PE-300_PROPOSED_NORTH_ELEVATION_1-50.pdf	Elevation (Front) - Proposed	4 March 2026
1CR-PL-PE-301_PROPOSED_WEST_ELEVATION_1-50.pdf	Elevation (Side) -	4 March 2026

1CR-PL-PE-310_PROPOSED_STREET_ELEVATION_1-100.pdf	Proposed Elevation (Front) - Proposed	4 March 2026
1CR-PL-EE- 110_EXISTING_AND_PROPOSED_EAST_ELEVATION_1-100.pdf	Elevation (Side) - Existing	4 March 2026
1CR-PL-SLP-001_SITE_LOCATION_PLAN_1-1250.pdf	Additional plans	4 March 2026
1CR-PL-PE-301_PROPOSED_SOUTH_ELEVATION_1-50.pdf	Elevation (Rear) - Proposed	4 March 2026
1CR-PL-PP-200_PROPOSED_SITE_PLAN_1-200.pdf	Block plan of the site	4 March 2026

**Head of Development Management and Planning Enforcement
Planning Service**

Refusal Reasons: (4)

- 1** The proposed development, by reason of its siting, scale, massing and form, would result in an unduly prominent and incongruous form of backland and infill development that would erode the openness, spatial qualities and established character to this part of Church Road and this part of the Highgate Conservation Area, in turn failing to preserve or enhance the character and appearance of the Conservation Area. The proposal is therefore contrary to London Plan Policies D3 and HC1 (2021), Haringey Local Plan Policy SP12, Policies DM1, DM7 and DM9 of the Development Management DPD, and Policy DH2 of the Highgate Neighbourhood Plan
- 2** The proposed development would fail to provide an acceptable standard of residential accommodation by reason of its inadequate internal floor area, failure to meet minimum internal space standards, lack of dual-aspect accommodation, and insufficient provision of daylight and outlook to a habitable room. The proposal also fails to demonstrate that acceptable levels of ventilation could be achieved for a single-aspect dwelling. As such, the development would not deliver a high-quality living environment for future occupiers contrary to London Plan Policy D6 (2021) and Policy DM1 of the Haringey Development Management DPD.
- 3** The proposed development, by reason of its siting, scale and massing, would result in unacceptable harm to the residential amenity of neighbouring occupiers, in particular through adverse impacts on conditions of daylight and sunlight, an overbearing and dominant presence, and an increased sense of enclosure. The proposal would therefore fail to provide an acceptable standard of amenity, contrary to London Plan Policy D6 and Policies DM1 and DM7 of the Haringey Development Management DPD.
- 4** No Energy Statement has been submitted to demonstrate that the proposed development would adequately reduce carbon emissions, minimise energy use, or comply with the energy hierarchy as required for new residential development. In the absence of this information, it has not been demonstrated that the proposal would achieve the required environmental performance or meet zero-carbon and sustainability objectives. The development is therefore contrary to Policy SP4 of the Haringey Local Plan Strategic Policies (2017) and Policy DM21 of the Haringey Development Management 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