

Mr Paul Broderick
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United Kingdom
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15 May 2026

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference HGY/2026/0759
Location 4 Sheldon Avenue, Hornsey, London, N6 4JT
Proposal Demolition of side garage and erection of a single storey side extension.
Received 17 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 received on the above date.

Title	Description	Date
569-A22 Existing Side Elevation Section LF and Roof Plans.pdf	Mixed/Combined Plans	17 March 2026
569-Location Plan.pdf	The location plan	17 March 2026
CGI views.pdf	Other relevant information	17 March 2026
569-A51 Proposed Elevations GF and 1F Plans.pdf	Mixed/Combined Plans	17 March 2026
569-A53 Proposed Section B and C.pdf	Mixed/Combined Plans	17 March 2026
569-A20 to A22 Existing Drawings.pdf	Mixed/Combined Plans	17 March 2026
569-A52 Proposed Side Elev Section and Roof Plan.pdf	Mixed/Combined Plans	17 March 2026
569-A50 to A53 Proposed Drawings.pdf	Mixed/Combined Plans	17 March 2026
569-A50 Proposed Block Plan and CGI.pdf	Block plan of the site	17 March 2026
569-A21 Existing Elevations GF and 1F Plans.pdf	Mixed/Combined Plans	17 March 2026
569-A20 Existing Block Plan.pdf	Site/Block Plan - Existing	17 March 2026
PLANNING AND HERITAGE STATEMENT FINAL.pdf	Planning statement	17 March 2026

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

Refusal Reasons: (1)

- 1 The proposed side extension, by reason of its design, including the excessive height, bulk and massing of its roof, would result in a poorly proportioned, overly dominant and incongruous addition that relates poorly to the main dwellinghouse and would have an unacceptably harmful impact on the character and appearance of the Highgate Conservation Area, contrary to Policies DH2 and DH5 of the Highgate Neighbourhood Plan 2017, Policies DM9 and DM12 of Haringey's Development Management Plan (2017) and Policies HC1 and D6 of the London Plan (2021).

- 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.