

Ms Sally Carver
22B Talbot Road
Highgate
London
United Kingdom
N6 4QR

28 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/2026/0972
Location	22B Talbot Road, Hornsey, London, N6 4QR
Proposal	Replacement of existing 1no. 3-casement white double glazed uPVC window with 1no. new 3-casement powder-coated double glazed aluminium window, colour Slate Grey RAL 7015 in similar casement arrangement on front elevation. Vertical enlargement of 1no. existing rear dormer window opening and replacement with 1no. 3-casement powder coated aluminium fully glazed Bifold doors with Juliet balcony, colour Slate Grey RAL 7015 with clear glass safety balustrade externally, inc internal alterations to second floor flat to provide second bedroom. (Retrospective)
Received	2 April 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
LocationPlan.pdf	The location plan	2 April 2026
AM-TR-01)(Rev C) Existing and proposed Layout (17.11.25).pdf	Floor plan	2 April 2026
AM-TR-02 Rev B - Existing And Proposed Rear Elevation.pdf	Elevation (Rear) - Proposed	2 April 2026

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

Refusal Reasons: (2)

- 1** The proposed replacement window to the property's front dormer, by reason of its design, proportions, colour and materiality would appear an uncomplimentary feature at odds with character and appearance of the original house, and would appear out of keeping and seriously detract from the special character of the conservation area, contrary to Policies SP11 and SP12 of the Haringey Local Plan 2017, Policy DM9 of The Development Management DPD 2017 and Policy HC1 of the London Plan 2021.

- 2** The proposed replacement and enlargement of the window on the property's rear dormer by reason of its design, proportions, colour and materiality would appear an uncomplimentary feature at odds with character and appearance of the original house, and would appear out of keeping and seriously detract from the special character of the conservation area, contrary to Policies SP11 and SP12 of the Haringey Local Plan 2017, Policy DM9 of The Development Management DPD 2017 and Policy HC1 of the London Plan 2021.

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