

Mr Ibi Ekineh
59 Chelmsford Road
SOUTHGATE
Southgate
LONDON
United Kingdom
N14 5PY

10 June 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/2026/0562
Location	1 Lakefield Road, Wood Green, London, N22 6RR
Proposal	Erection of two-storey side extension, single storey rear and side infill extension, erection of rear dormer, insertion of 3 front and 1 rear rooflights, in association with conversion of property into 3 self-contained flats with associated cycle, waste and recycling storage.
Received	2 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
HA/01/P02: Existing floor plans		3 March 2026
HA/01/P06: Proposed Elevations		3 March 2026
HA/01/P07: Street Elevations		3 March 2026
HA/01/P04: Proposed Ground Floor Plan		3 March 2026
HA/01/P01: Location Plan		3 March 2026
HA/01/P05: Proposed Floor and Roof Plans		3 March 2026
HA/01/P03: Existing Elevations		3 March 2026
Energy Statement: 24396 EPS Group		21 April 2026

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

Refusal Reasons: (2)

- 1** The proposed extensions, by virtue of their cumulative bulk, massing, design and fenestration treatment, alongside the annexing of the rear garden, would be out of keeping with and would fail to respect the scale, form and character of the host building and wider locality, representing an overdevelopment of the site, contrary to policies SP11 of the Haringey Local Plan 2017, and policies DM1 and DM12 of the Haringey Development Management DPD 2017.

- 2** The proposed conversion scheme, by virtue of the poor means of access to the rear garden amenity space for the family-sized unit and the poor means of light and outlook for bedroom 1 of flat 2, would provide a sub-standard form of accommodation for future occupants of the development, contrary to policies DM1 and DM16 of the Haringey Development Management DPD 2017 and policy D6 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