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11 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/2026/1082
Location 21 Pemberton Road, Hornsey, London, N4 1AX
Proposal Addition of dormer extension and rooflights
Received 16 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
133-A-DR-01-001-ProposedLocationAndSitePlans.pdf	Block plan of the site	16 April 2026
133-A-DR-01-002-ProposedPlans.pdf	Additional plans	16 April 2026
133-A-DR-01-003-ProposedElevations.pdf	Additional plans	16 April 2026
21 Pemberton Road Planning.pdf	Additional plans	16 April 2026

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

Refusal Reasons: (1)

- 1 The proposed development would result in an over-intensive use of the property, through the introduction of an additional bedroom within an already constrained layout, leading to a level of occupation beyond that which the accommodation can reasonably support. This would give rise to increased activity, noise and disturbance, to the detriment of neighbouring amenity and would contribute to the cumulative impacts associated with the overconcentration of Houses in Multiple Occupation (HMOs) within the area. Furthermore, the proposal would provide a substandard quality of accommodation due to the lack of adequate communal living space, insufficient shared facilities, and the absence of appropriate cycle and refuse storage.
The proposal is therefore contrary to Policies DM1, DM4 DM12 and DM17 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