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24 June 2026

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

Case Reference	HGY/2026/0813
Location	64 Sheldon Avenue, Hornsey, London, N6 4ND
Proposal	Erection of Single Storey outbuilding and installation of 6 condenser units at rear; Landscaping and new planting in front and rear gardens including tree removal; installation of new gates and replacement 1.8m fencing on side and rear boundaries.
Received	23 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
64 Sheldon Avenue Revised Scheme for outbuilding landscaping etc proposed rear garden and sunken courtyard materials 1064(PLA6)204.pdf	Additional plans	23 March 2026
64 Sheldon Avenue Revised Scheme for outbuilding landscaping etc Location Plan 1064(PLA6)000.pdf	The location plan	23 March 2026
64 Sheldon Avenue Revised Scheme for outbuilding landscaping etc proposed trees at rear 1064(PLA6)208.pdf	Additional plans	23 March 2026
64 Sheldon Avenue Revised Scheme for outbuilding landscaping etc proposed front planting 1064(PLA6)205.pdf	Additional plans	23 March 2026
64 Sheldon Avenue Revised Scheme for outbuilding landscaping etc proposed rear garden landscape visual 1064(PLA6)304.pdf	Additional plans	23 March 2026
64 Sheldon Avenue Revised Scheme for outbuilding landscaping etc proposed site plan 1064(PLA6)200.pdf	Block plan of the site	23 March 2026
64 Sheldon Avenue Revised Scheme for outbuilding landscaping etc proposed front landscaping 1064(PLA6)201.pdf	Additional plans	23 March 2026
64 Sheldon Avenue Revised Scheme for outbuilding landscaping etc proposed trees in front 1064(PLA6)207.pdf	Additional plans	23 March 2026
64 Sheldon Avenue Revised Scheme for outbuilding landscaping etc proposed rear planting 1064(PLA6)206.pdf	Additional plans	23 March 2026
64 Sheldon Avenue Revised Scheme for outbuilding landscaping etc proposed condenser units details 1064(PLA6)301.pdf	Additional plans	23 March 2026
64 Sheldon Avenue Revised Scheme for outbuilding landscaping etc	Additional plans	23 March 2026

proposed outbuilding details 1064(PLA6)300.pdf

64 Sheldon Avenue Revised Scheme for outbuilding landscaping etc
proposed front landscape materials 1064(PLA6)203.pdf

Additional plans 23 March 2026

64 Sheldon Avenue Revised Scheme for outbuilding landscaping etc
proposed fence details 1064(PLA6)303.pdf

Additional plans 23 March 2026

64 Sheldon Avenue Revised Scheme for outbuilding landscaping etc
proposed rear landscaping 1064(PLA6)202.pdf

Additional plans 23 March 2026

64 Sheldon Avenue Revised Scheme for outbuilding landscaping etc
proposed plant palette 1064(PLA6)209.pdf

Additional plans 23 March 2026

Head of Development Management and Planning Enforcement Planning Service

Refusal Reasons: (1)

- 1 The proposed development by reason of its size, siting, depth and associated loss of garden space, soft landscaping and tree cover, when considered alongside the substantial redevelopment already approved on the site would erode the spacious and verdant character of the site and surrounding area and fail to preserve or enhance the character and appearance to this part of Highgate Conservation Area and in addition would represent an overdevelopment of the site. As such, the proposal is contrary to Policies DM1, DM9 and DM12 of the Haringey Development Management DPD (2017), Policies SP11 and SP12 of the Haringey Local Plan Strategic Policies (2017) and Policies DH10 and OS2 of the Highgate Neighbourhood Plan.

- 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.