

Mr Gavin Fung
Flat 16 Brownlow Court
Brownlow Road
London
N11 2BH

8 July 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/2026/0601
Location	102 Mannock Road, Tottenham, London, N22 6AA
Proposal	Retention of large boundary wall surrounding property, retention of single storey side/rear extension, retention of extensions and internal alterations to garage structure, proposed alterations to the existing pitch roof and extension to the main roof to convert the existing attic to a new loft room, insertion of 5 rooflights to front, side and rear elevation, erection of front porch, conversion from dwelling into two self-contained flats.
Received	3 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
Design and Access Statement by Gavin Fung 26/02/26		3 March 2026
2503-FL-1000: Location Plan/Proposed Block Plan		3 March 2026
Sustainability Statement 5/14/2026		15 May 2026
010, 011, 1004 A, 1005 A, 1005 B, 1006, 1007, 1008, 1009. 1010: Proposed/Existing floor plans, proposed/existing elevation/section		1 July 2026
1001, 1002, 1003, 1004 B, 1005 B, 001: Existing floor plans		1 July 2026
1011 A, 1002 A, 1003 A, 1008 A, 1011: Pre-existing floor plans, Existing and proposed elevations and pre-existing rear elevation		1 July 2026

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

Refusal Reasons: (4)

- 1** The proposed boundary wall extensions incorporating the single storey rear/side additions and increased height of the garage, by virtue of their bulk, massing and materials, are visually dominant and out of keeping with the scale and design of boundary treatments in the locality, to the detriment of the character and appearance of the host building and wider locality, contrary to policies DM1 and DM12 of the Haringey Development Management DPD 2017 and policy SP1 of the Haringey Local Plan 2017.
- 2** The proposed upper floor flat would fail to meet minimum floorspace and floor-to-ceiling height standards, with a poor standard of light and outlook provided to the loft bedroom, and would fail to provide any amenity space for a family-sized unit, contrary to policy D6 of the London Plan 2021, and policy DM16 of the Haringey Development Management Plan 2017.
- 3** The proposed single storey side/rear addition, by virtue of its excessive height, results in an unacceptable level of enclosure and visually overbearing impact, to the detriment of the amenities of the occupants of no. 100 Mannock Road, contrary to policy DM1 of the Haringey Development Management Plan 2017.
- 4** The proposal fails to satisfactorily demonstrate that sustainable design, layout and construction techniques have been incorporated into the proposal, contrary to policy SP4 of the Haringey Local Plan 2017 and policy DM21 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