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15 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/2026/1431
Location	23 Norfolk Avenue, Tottenham, London, N15 6JX
Proposal	Variation of condition 2 (approved plans) of planning permission HGY/2024/3318; namely to increase the height of both ridge and the eaves of the approved roof form by 0.5m
Received	20 May 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
23 Norfolk Ave - Loft - 19.05.2026.pdf	Block plan of the site	20 May 2026

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

Refusal Reasons: (2)

- 1** The proposed increase to the ridge height by reason of its design and siting would be an incongruous and unsympathetic feature that would harm the character and appearance of the terrace and wider area. The extension would result in an undesirable visual feature when observed from the front/rear and would be harmful to the appearance of the host building. This would set unwanted precedent in the locality and fails to comply with guidelines set out in adopted guidance (House Extensions in South Tottenham SPD October 2013). The proposal is therefore considered to be contrary to policies DM1 and DM12 of the Development Management, Development Plan Document (adopted 2017), Policy SP11 of the Haringey Local Plan 2017 and Policy D6 of the London Plan (2021).
- 2** The proposed development, by reason of the roof eaves height not matching the proportions and guidelines set out in adopted guidance, with the height of the eaves significantly above the heads of the property's upper floor windows, would appear an incongruous form of development out of character with the majority of extended, and un-extended properties in the street, to the detriment of local visual amenity, contrary to paragraph 3.129 of the House Extensions in South Tottenham SPD October 2013, and thereby contrary to policies DM1 and DM12 of the Haringey Local Plan 2017 and Strategic Policy SP11 of Strategic Local Plan 2017.

Notes:

You can find advice in regard to your rights of appeal at:
planningportal.gov.uk/planning/appeals/guidance/guidancecontent

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