

Ella Wright
5F Canonbury Ltd
Canonbury Yard
London
GB
N1 7BJ

21 August 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/2026/1839
Location	5 Firs Avenue, Hornsey, London, N10 3LY
Proposal	Minor Material Amendment application under Section 73 of the Town and Country Planning Act for variation to condition 2 attached to planning permission HGY/2026/0923 to enable the construction of a front lightwell and front glazing to lower ground floor.
Received	30 June 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
Location Plan		30 March 2026
ELL-080A-A-06-100: 09.06.2026: Proposed Lower Ground Floor		30 June 2026
ELL-080A-A-06-301 09.09.2026: Proposed east elevation		30 June 2026
ELL-080A-A-06-101: 09.06.2026 Proposed Ground Floor Plan		30 June 2026
ELL-080A-A-06-201: 09.06.2026: Proposed Section BB		30 June 2026

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

Refusal Reasons: (1)

- 1** The proposed changes from the approved scheme to create a front lightwell and front glazing to the front lower ground floor, by reason of its design and appearance, would appear an incongruous and unsympathetic form of development, at odds with the character and appearance of the existing building and the terrace of which it forms a part, to the detriment of the character and appearance of the Muswell Hill Conservation Area. The proposal is therefore considered contrary to policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017, and to Policy HC1 of the London Plan 2021.

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