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18 September 2026

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

Case Reference	HGY/2026/2125
Location	35 Effingham Road, Hornsey, London, N8 0AA
Proposal	Raising of party wall, rear dormer extension, insertion of front rooflights, internal alterations and associated works. The application combines elements of previous applications HGY/2026/1005 (rear dormer and front rooflights) and HGY/2026/1006 (Certificate of Lawfulness for a proposed rear dormer, internal alterations and associated works)
Received	24 July 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
B344608-00-1100 Rev A, B344608-00-3100 Rev A	Existing and proposed drawings	24 July 2026
B344608-00-3000 Rev A	Block Plan	24 July 2026
LocationPlan.pdf	The location plan	24 July 2026

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

Refusal Reasons: (2)

- 1 The proposed roof extension by reason of its bulk, scale, depth and volume, would result in an over-dominant, incongruous, and discordant addition to the property, detracting from its appearance when viewed from neighbouring properties, contrary to Policy SP11 and SP12 of the Haringey Local Plan 2017 and Policies DM1, DM9 and DM12 of the Haringey Development Management, Development Plan Document 2017.
 - 2 Due to its incongruous bulk and scale, the proposed development would result in material harm to the residential amenity of neighbours, by way of overbearing impact when viewed from neighbouring properties, particularly from number 33 Effingham Road. The development would also result in a loss of daylight and direct overshadowing to the rear rooms of number 33 Effingham Road. Therefore, the proposal would be contrary to Policy SP11 of the Haringey Local Plan 2017 and Policies DM1 and DM12 of the Haringey Development Management, Development Plan Document 2017.
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- 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.