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12 October 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/2026/2461
Location	196 Page Green Terrace, Tottenham, London, N15 4NP
Proposal	Variation of condition 2 (approved plans) of planning permission HGY/2026/0549 for Excavation of front and rear lightwells and installation of stairs in front garden to basement level, basement extension, single storey rear extension, first and second floor rear extension, installation of waste and bike storage in front garden, reconfiguration and enlargement of existing 3 flats; namely to include steps down to basement, with basement entrance provided for basement/ground floor flat, with railings in front of lightwell instead of safety/security grilles.
Received	3 September 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
PR-L001, PR-E001, PR-P000, PR-P001, PR-P002, PR-P004, PR-P006, PR-E002, PR-S001, PR-B004: Proposed plans, elevations, sections		3 September 2026

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

Conditions: (1)

- 1 The introduction of railings, steps and basement access would further erode the traditional front garden form within the street, whilst the intrusive railing would introduce a distracting anomaly that departs from the largely consistent proportions and rhythm of the historic terrace, failing to preserve or enhance the character and appearance of the host building or conservation area, contrary to policy HC1 of the London Plan 2021, policy SP12 of the Haringey Local Plan 2017 and policies DM9 and DM18 of the Haringey Development Management DPD 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