

Mr B Cook
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London
SE23 3AU

8 November 2023

**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/2023/2218
Location 92 Downhills Way, Tottenham, London, N17 6BD
Proposal Conversion of existing dwelling into two self-contained flats.
Received 16 August 2023

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
4944-704 Rev A – Proposed Ground Floor Plan		21 August 2023
4944-705 Rev A – Proposed First Floor Plan	Floor plan	21 August 2023
4944-706 Rev A – Proposed Loft Floor Plan		21 August 2023
4944-707 Rev B – Proposed Elevations		21 August 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (3)

- 1** The gross original internal floor space of the original dwellinghouse is below 120m² and therefore considered too small for conversion, contrary to Policy DM16 of Haringey's Development Management DPD 2017.
- 2** The conversion of the single dwellinghouse results in the loss of a family sized unit within the Family Housing Protection Zone for which there is an identified need, and fails to provide a replacement family sized dwelling of an acceptable standard, contrary to Policy SP2 of the Haringey Local Plan 2017 and Policy DM16 of Haringey's Development Management DPD 2017.
- 3** The conversion involves the over-intensive sub-division of the property resulting in sub-standard accommodation by reason of inadequate unit sizes contrary to Policy D6 the London Plan 2021.

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