

- NTA Planning LLP
46 James Street
London
W1U 1EZ

10 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/2022/4552
Location Braemar Avenue Baptist Church, Braemar Avenue, Wood Green, London, N22 7BY
Proposal Demolition of existing Church Hall and 1950's brick addition to rear of main Church building and redevelopment of site to provide new part 1, part 4 storey building (plus basement), comprising a new church hall and associated facilities at ground and basement level and self contained residential units at ground to fourth floor level with associated refuse, recycling storage, cycle parking facilities including landscaping improvements.
Received 28 December 2022

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
R03-JP-Travel Plan (220810).pdf	Travel plan	28 December 2022
022-1802_GA_022_Braemar Ave. Demolition Elevation B.pdf	Additional plans	28 December 2022
R02-JP-Outline Construction Logistics Plan (221222).pdf	Other relevant information	28 December 2022
BIA 8.pdf	Other relevant information	28 December 2022
Braemar Avenue FVA Report - Final_compressed (1)-1-30.pdf	Other relevant information	28 December 2022
020-1802_GA_020_Braemar Ave. Demolition Ground Floor Plan.pdf	Additional plans	28 December 2022
021-1802_GA_021_Braemar Ave. Demolition Elevation A.pdf	Additional plans	28 December 2022
Braemar Church - Heritage Statement Final - Dec22.pdf	Heritage statement	28 December 2022
001-1802_GA_001_Braemar Ave. Site Location Plan.pdf	The location plan	28 December 2022
028-1802_GA_026_Braemar Ave. Proposed Site Plan.pdf	Block plan of the site	28 December 2022
1802_Braemar Avenue_Planning-App_December 2022_materials	Additional plans	28 December 2022

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Planning Service
6th Floor, River Park House,
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www.haringey.gov.uk

plans_compressed-1-22.pdf		
1802_Braemar Avenue_Planning-App_December 2022_materials plans_compressed-24-33.pdf	Additional plans	28 December 2022
066-1802_GA_066_Braemar Ave_Materials 1.pdf	Additional plans	28 December 2022
1802_Braemar Avenue_Planning-App_December 2022_materials plans_compressed-34-40.pdf	Additional plans	28 December 2022
1802_Braemar Avenue_Planning-App_December 2022_materials plans_compressed-41-45 (1).pdf	Additional plans	28 December 2022
010-1802_GA_010_Braemar Ave. Existing Ground Floor Plan.pdf	Floor Plan - Existing	28 December 2022
011-1802_GA_011_Braemar Ave. Existing Roof Plan.pdf	Additional plans	28 December 2022
012-1802_GA_012_Braemar Ave. Existing Elevation D.pdf	Additional plans	28 December 2022
013-1802_GA_013_Braemar Ave. Existing Elevation A.pdf	Additional plans	28 December 2022
014-1802_GA_014_Braemar Ave. Existing Elevation B.pdf	Additional plans	28 December 2022
015-1802_GA_015_Braemar Ave. Existing Elevation C.pdf	Additional plans	28 December 2022
056-1802_GA_056_Braemar Ave. 3D Visual 03.pdf	Additional plans	28 December 2022
023-1802_GA_023_Braemar Ave. Demolition Elevation C.pdf	Additional plans	28 December 2022
024-1802_GA_025_Braemar Ave. Tree Proposal.pdf	Additional plans	28 December 2022
Planning (Fire Safety) Report (final) - Braemar Avenue.pdf	Fire Statement	28 December 2022
025-1802_GA_066_Braemar Ave. Tree Proposal.pdf	Additional plans	28 December 2022
029-1802_GA_027_Braemar Ave. Proposed Church amendments.pdf	Additional plans	28 December 2022
030-1802_GA_028_Braemar Ave. Proposed Roof amendments.pdf	Additional plans	28 December 2022
035-1802_GA_031_Braemar Ave. Proposed Plan -Lower Ground Floor Plan.pdf	Additional plans	28 December 2022
Braemar Avenue FVA Report - Final_compressed (1)-31-57.pdf	Other relevant information	28 December 2022
036-1802_GA_032_Braemar Ave. Proposed Plan - Ground Floor Plan.pdf	Additional plans	28 December 2022
037-1802_GA_033_Braemar Ave. Proposed Plan - First Floor Plan.pdf	Additional plans	28 December 2022
038-1802_GA_034_Braemar Ave. Proposed Plan - Second Floor Plan.pdf	Additional plans	28 December 2022
039-1802_GA_035_Braemar Ave. Proposed Plan - Third Floor Plan.pdf	Additional plans	28 December 2022
045-1802_GA_040_Braemar Ave. Proposed Elevation A.pdf	Additional plans	28 December 2022
040-1802_GA_036_Braemar Ave. Proposed Plan - Roof Plan.pdf	Additional plans	28 December 2022
041-1802_GA_037_Braemar Ave. Proposed Plan - Urban Greening Factor.pdf	Additional plans	28 December 2022
046-1802_GA_041_Braemar Ave. Proposed Elevation B.pdf	Additional plans	28 December 2022
047-1802_GA_042_Braemar Ave. Proposed Elevation C.pdf	Additional plans	28 December 2022
048-1802_GA_043_Braemar Ave. Proposed Elevation D.pdf	Additional plans	28 December 2022
049-1802_GA_044_Braemar Ave. Proposed Section AA .pdf	Additional plans	28 December 2022
054-1802_GA_051_Braemar Ave. 3D Visual 01.pdf	Additional plans	28 December 2022
R01-JB-JP-Transport Statement (220810).pdf	Transport assessment	28 December 2022
080-1802_GA_080_Braemar Ave. Accommodation Schedule.pdf	Additional plans	28 December 2022
055-1802_GA_055_Braemar Ave. 3D Visual 02.pdf	Additional plans	28 December 2022
065-1802_GA_065_Braemar Ave Precedents.pdf	Additional plans	28 December 2022
057-1802_GA_057_Braemar Ave. 3D Visual 04.pdf	Additional plans	28 December 2022
058-1802_GA_058_Braemar Ave. 3D Visual 05.pdf	Additional plans	28 December 2022
Braemar Avenue Baptist Church Emergence Survey 2022.pdf	Other relevant information	28 December 2022

059-1802_GA_059_Braemar Ave. 3D Visual 06.pdf	Additional plans	28 December 2022
060-1802_GA_060_Braemar Ave. 3D Visual 07.pdf	Additional plans	28 December 2022
061-1802_GA_061_Braemar Ave. 3D Visual 08.pdf	Additional plans	28 December 2022
067-1802_GA_067_Braemar Ave_Materials 2.pdf	Additional plans	28 December 2022
24490.NIA.01 Rev A.pdf	Noise impact assessment	28 December 2022
Planning Statement.pdf	Planning statement	28 December 2022
22403 - Braemar Avenue - Sustainable Design and Consturction Statement - Issue 1.pdf	Other relevant information	28 December 2022
22403 - Braemar Avenue - Energy Statement - Issue 1_compressed.pdf	Other relevant information	28 December 2022
22403 - TM59 Overheating Assessment - Braemar Avenue - Issue 1_compressed (1).pdf	Other relevant information	28 December 2022
2220491-EWP-ZZ-XX-RP-C-0002_Sustainable Drainage Strategy_compressed-1-25.pdf	Drainage documentation	28 December 2022
2220491-EWP-ZZ-XX-RP-C-0002_Sustainable Drainage Strategy_compressed-26-35.pdf	Drainage documentation	28 December 2022
2220491-EWP-ZZ-XX-RP-C-0002_Sustainable Drainage Strategy_compressed-36-50.pdf	Drainage documentation	28 December 2022
10033D Braemar Avenue Baptist Church BS5837 Report.pdf	Tree survey	28 December 2022
Braemar Avenue Baptist Church PRA (2020).pdf	Other relevant information	28 December 2022
ROL00920_Braemar Avenue_DS study_20 September 2022.pdf	Daylight or sunlight assessment	28 December 2022
ROL00920_Braemar Avenue_Light Within (2022 BRE) 20 September 2022.pdf	Daylight or sunlight assessment	28 December 2022
Braemar Avenue Baptist Chapel_Air_Quality_Assessment_19.12.2022_Final.pdf	Air quality assessment	28 December 2022
BIA 6.pdf	Other relevant information	28 December 2022
BIA 7.pdf	Other relevant information	28 December 2022
BIA 9.pdf	Other relevant information	28 December 2022
BIA 10.pdf	Other relevant information	28 December 2022
BIA 11.pdf	Other relevant information	28 December 2022
BIA 12.pdf	Other relevant information	28 December 2022
BIA 13.pdf	Other relevant information	28 December 2022
BIA5.pdf	Other relevant information	28 December 2022
BIA 1.pdf	Other relevant information	28 December 2022
BIA 2.pdf	Other relevant information	28 December 2022
BIA 3.pdf	Other relevant information	28 December 2022
BIA 4.pdf	Other relevant information	28 December 2022
2220367-EWP-ZZ-XX-RP-C-0001 Flood Risk Assessment_compressed.pdf	Flood risk assessment	28 December 2022

Structural Engineering Report and Subterranean Construction Method Statement_P2_221216.pdf	Other relevant information	28 December 2022
Braemar Avenue Baptist Church PRA (2022).pdf	Other relevant information	28 December 2022
Statement of Community Involvement.pdf	Statement of community involvement	28 December 2022
Braemar Avenue FVA Report - Redacted		1 February 2023
036_1802_GA_032_Braemar Avenue Proposed Plan - Ground Floor Plan_revA		8 February 2023
1802_Braemar Ave. Planning D&A Statement_compressed		1 March 2023
BS 5837 Arboricultural Report		20 March 2023
Encroachment data into the RPAs of trees T11 & T13		10 May 2023
024-1802_GA_025_Braemar Ave. Tree Proposal_revA		20 October 2023
2220367-EWP-ZZ-XX-TN-C-0001 - Sustainable Drainage Strategy Addendum		22 October 2023
2220367-EWP-ZZ-XX-TN-C-0001 - Sustainable Drainage Strategy Addendum_signatures_redacted		22 October 2023
BRAEMAR AVENUE_02		24 October 2023
230412 Braemar Avenue Viability Response Letter		27 October 2023
Braemar Avenue FVA Report - Final_compressed (1)-1-30		27 October 2023
Braemar Avenue Baptist Church Viability Review March 2023		27 October 2023
230412 Braemar Avenue Viability Response Letter_Redacted	230412 Braemar Avenue Viability Response Letter	27 October 2023
037_1802_GA_033_Braemar Avenue Proposed Plan - First floor Plan_revA		27 October 2023
038_1802_GA_034_Braemar Avenue Proposed Plan - Second floor Plan_revA		27 October 2023
036_1802_GA_032_Braemar Avenue Proposed Plan - Ground floor Plan_revC		27 October 2023
046-1802_GA_041_Braemar Ave. Proposed Elevation B_revA		27 October 2023
056-1802_GA_056_Braemar Ave. 3D Visual 03_rev_A		27 October 2023
057-1802_GA_057_Braemar Ave. 3D Visual 04_rev_A		27 October 2023
045-1802_GA_040_Braemar Ave. Proposed Elevation A_revA		27 October 2023
046-1802_GA_041_Braemar Ave. Proposed Elevation B_revA		27 October 2023
055-1802_GA_055_Braemar Ave. 3D Visual 02_rev_A		27 October 2023
061-1802_GA_061_Braemar Ave. 3D Visual 08__rev_A		27 October 2023
039_1802_GA_035_Braemar Avenue Proposed Plan - Third floor Plan_revA		6 November 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (6)

- 1** The proposed development, by reason of its lack of affordable housing provision would fail to adequately contribute towards the provision of mixed and balanced communities in the local area and fail to provide sufficient other benefits in the planning balance to make the development acceptable. As such, the proposal is contrary to the National Planning Policy Framework 2021, London Plan Policies H4 and H5, Strategic Policy SP2, and DM DPD Policies DM 11 and DM 13.
- 2** The proposed development, in the absence of a legal agreement securing 1) Section 278 Highway Agreement for the footway improvement works, access to the Highway, measures for street furniture relocation, carriageway markings, and access and visibility safety requirements and the removal of the crossover to the site to reinstate the footway and the creation of any on-street disabled car parking bays which will require electrification. 2) A contribution towards amendment of the local Traffic Management Order 3) Three years free membership for all residents and a credit of £50 per year/per unit for the first three years. 4) A contribution towards a Construction Logistics and Management Plan, 5) Implementation of a residential and church travel plan and monitoring fee would have an unacceptable impact on the safe operation of the highway network and give rise to overspill parking impacts and unsustainable modes of travel. As such, the proposal is contrary to Policy T1 of the London Plan and Policies DM31, DM32 and DM48 3 of Haringey's Development Management Development Plan Document (DPD) 2017.
- 3** The proposed development, in the absence of a legal agreement to work with the Council's Employment and Skills team and to provide other employment initiatives would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population. As such, the proposal is contrary to Policy SP9 of Haringey's Local Plan 2017.
- 4** The proposed development, in the absence of a legal agreement securing sufficient energy efficiency measures and financial contribution towards carbon offsetting, would result in an unacceptable level of carbon dioxide emissions. As such, the proposal would be contrary to Policy SI 2 of the London Plan 2021, Policy SP4 of Haringey's Local Plan 2017 and Policy DM21 of Haringey's Development Management Development Plan Document (DPD) 2017.

The proposed development, in the absence of a legal agreement to secure £2,660

- 5 towards off site child playspace provision would fail to provide suitable provision for play and recreation. As such the proposal is contrary to Policy S4 of the London Plan and Policies SP2 and SP13 of Haringey's Local Plan 2017.
- 6 The proposed development, in the absence of a legal agreement securing a Monitoring Contribution in line with Council's Planning Obligations SPD (2018) would fail to mitigate the impact on the development. As such, the proposal would be contrary to Policy DM48 of Haringey's Development Management Development Plan Document (DPD) 2017.

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