

Mr. Heshy Friedman
45 Stamford Hill
London
United Kingdom
N16 5SR

17 November 2023

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

Case Reference HGY/2023/2469
Location 11 Ermine Road, Tottenham, London, N15 6DB
Proposal Alterations to the front elevation and enlargement to front balcony.
Received 14 September 2023

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
11 Ermine Road_Front Balcony_Block_Plans.pdf	Block plan of the site	14 September 2023
11 Ermine Road_Front Balcony_Exist_Prop_drawings.pdf	Additional plans	14 September 2023
11 Ermine Road_Location Block Plan.pdf	The location plan	14 September 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed development would be out of keeping with the general pattern and character of the area by reason of the proposed front roof terrace extension and addition of windows at first and second floor level on the front elevation appearing at odds and jarring with the uniform character and pattern of development within the row and the street scene, contrary to policy SP11 of the Haringey Local Plan and policies DM1 & DM12 of The Development Management DPD 2017.
- 2 The proposed development, by reason of its proposed front roof terrace extending up to the boundary with the existing balcony at no. 12 would have an adverse impact by reason of an element of overlooking/loss of privacy due to the close proximity of the two balconies at the same level. This would be detrimental to the amenities of the inhabitants of no. 12, contrary to policies DM1 of The Development Management DPD 2017 and London Plan Policy D6.

- 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.