

Zoe Tozer
Savills
33 Margaret Street
London
W1G 0JD

22 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/2023/2595
Location 130 Manor Road, Tottenham, London, N17 0JE
Proposal Subdivision of existing dwellinghouse to create two dwellings
and associated works.
Received 27 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 for the reason(s) listed in the attached schedule.

Title	Description	Date
111 Proposed Outbuilding Elevations.pdf	Elevation (Front) - Proposed	27 September 2023
006 Existing North Elevation.pdf	Elevation (Rear) - Existing	27 September 2023
103B Proposed GF and 1F Plans.pdf	Floor plan	27 September 2023
113A Proposed 2F and Roof Plans.pdf	Floor plan	27 September 2023
002 Existing Floor Plan.pdf	Additional plans	27 September 2023
108C Proposed East Elevation.pdf	Elevation (Side) - Proposed	27 September 2023
109A Proposed North Elevation.pdf	Elevation (Rear) - Proposed	27 September 2023
110A Proposed Section A-A.pdf	Section - Proposed	27 September 2023
112 Proposed South Elevation.pdf	Elevation (Front) - Proposed	27 September 2023
003 Existing Roof Plan.pdf	Roof Plan - Existing	27 September 2023
004 Existing South Elevation.pdf	Elevation (Front) - Existing	27 September 2023
005 Existing East Elevation.pdf	Elevation (Side) - Existing	27 September 2023

008 Existing Section A-A.pdf

115A Proposed Site Plan

001B Site Location and Existing Block Plan

Section - Existing 27 September
2023

21 November 2023

21 November 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1** The original un-extended floor area of the property fails to meet the required minimum 120sqm internal floor area threshold set out in the Council's adopted conversion policy DM16. As such the proposal would be contrary to Policy SP2 of the Haringey Local Plan (2017) and Policy DM16 of Haringey's Development Management 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