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24 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/2023/0100
Location 88 Alexandra Park Road, Hornsey, London, N10 2AE
Proposal Erection of a two storey rear extension to 88 Alexandra Park, together with installation of new doors/windows to existing building, provision of balconies/terraces and reconfiguration of internal layouts of flats. Demolition of existing dwelling and garage to the rear. Erection of a new two storey building to the rear, containing two new self-contained dwellings.
Received 11 January 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
22 671 GA 05 Proposed Elevations.pdf	Additional plans	11 January 2023
22 671 GA 01 Site and Location Plan.pdf	Block plan of the site	11 January 2023
22 671 Heritage and Design and Access Statement 060123.pdf	Design and access statement	11 January 2023
22 671 GA 06 Proposed Section AA		14 August 2023
S10766 ES REV1.2		14 August 2023

Robbie McNaugher

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Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (3)

- 1 The proposed development, by virtue of its inappropriate size, scale, siting, massing, form and design would appear as a dominant, incongruous, out of keeping and visually intrusive addition to the street scene, as well as the Muswell Hill Conservation Area. The unreflective proportions, massing and form of the proposed dwelling means that it would detract from the homogenous character of the locality. There would be an adverse impact upon the character and appearance of the site, the surrounding area, the street scene and the Conservation Area. The historic significance and special interest of the Conservation Area would not be preserved. Therefore, the proposal would be contrary to Policies D3 & HC1 of the London Plan (2021), Policies SP11 & SP12 of Haringey's Local Plan Strategic Policies (2017), Policies DM1, DM7 & DM9 of the Development Management DPD (2017).
 - 2 The proposed development, by virtue of its inappropriate size, scale, siting and design would result in harm to outlook, overbearing impacts, overlooking and loss of daylight and sunlight. The amenity, privacy and living conditions of neighbouring properties would be harmed, contrary to Policy D6 of the London Plan 2021 and Policy DM1 of the Development DPD 2017.
 - 3 The proposed dwelling at 1 Rosebery Mews would, by definition, be single aspect. Insufficient information has been provided to demonstrate that passive ventilation would be achieved, and that overheating would be avoided. Therefore, it has not been shown that adequate living conditions would be provided for future occupiers. The proposal would be contrary to Policy D6 of the London Plan 2021, Policy SP2 of Haringey's Local Plan Strategic Policies 2017 and Policy DM12 of the Development Management DPD 2017.
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- 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.