

Mrs Valeriya Gribanova
52 Russell Road
London
United Kingdom
E4 8HB

29 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/2023/2658
Location Shop, 3 Salisbury Road, Wood Green, London, N22 6NL
Proposal Erection of a single storey rear conservatory with fixed shut windows and surrounding 1.8m high boundary brick wall.
(AMENDED DESCRIPTION)
Received 4 October 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
SEP/GI/23-003; SEP/GI/23-004; SEP/GI/23-005; SEP/GI/23-006; SEP/GI/23-007 - Existing and Proposed Plans and Elevations.pdf	SEP/GI/23-003 - Existing & Proposed Ground Floor - Scale 1:100 @ A3 SEP/GI/23-004 - Existing & Proposed Roof Plan - Scale 1:100 @ A3 SEP/GI/23-005 - Existing & Proposed Rear Elevation - Scale 1:100 @ A3 SEP/GI/23-006 - Existing & Proposed South El...	4 October 2023
SEP/GI/23-002 - Proposed Block Plan.pdf	Block plan of the site Scale 1:200 @ A3	4 October 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (3)

- 1** The proposed development represents overdevelopment in relation to the area of the site and the properties in the locality contrary to Policy D3 of the London Plan 2021 and supporting guidance, Policy SP11 of the Haringey Local Plan 2017, Policy DM1 of The Development Management DPD 2017 by reason of excessive site coverage and massing thereby causing demonstrable harm.
- 2** The proposed development would be injurious to the amenity at present enjoyed by adjacent residents by reason of smell, noise and general disturbance contrary to Policy D14 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.
- 3** The proposed development by reason of the inclusion of incongruous architectural features and increased activity as a result of the attraction of persons to the site, would be detrimental to the amenities of adjacent residential properties in the locality. As such, this development is contrary to Policy DM1 of The Development Management DPD 2017 and Policies SP0 and SP11 of the Haringey Local Plan 2017 and, is , inconsistent with guidance in the National Planning Policy Framework.

Informatives:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

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