

Mr Martin Stephens
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J C Decaux UK Ltd
United Kingdom
TW8 9DN

6 December 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/2023/2739
Location Pavement Opposite 214-218 High Road, London N15 5BT
Proposal Installation of a free-standing communication hub with LCD advertisement display and defibrillator unit.
Received 11 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
BROCHURE.pdf	Public Screen Additional plans	16 August 2023
APPENDIX C Reinstatement.pdf	Pavement Reinstatement Additional plans	16 August 2023
ANNEXE to MP.pdf	Other relevant information	16 August 2023
APPENDIX A Hub Detail.pdf	Detail Drawing	16 August 2023
APPENDIX B Sustainability.pdf	Sustainability Aims Additional plans	16 August 2023
APPENDIX D TfL Streetscape Extract.pdf	TfL Streetscape Extract Additional plans	16 August 2023
APPENDIX E MANAGEMENT PLAN.pdf	Additional plans	16 August 2023
SITE 4 SITE PLAN.pdf	The location plan	16 August 2023

Robbie McNaugher

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Refusal Reasons: (2)

- 1 The proposed freestanding multifunction Hub by reason of its siting, immediately adjacent to a pedestrian staircase access to Seven Sisters Underground Station and also adjacent to a section of on-street cycle lane, where a high level of cycle and pedestrian movement and activity takes place, including on event days at Tottenham Hotspur stadium, would cause obstruction to the free flow of pedestrian movements and be a hazard to both pedestrians and cyclists, contrary to Policies T2 and D8 of the London Plan (2021) and Policies DM3 and DM8 of the Development Management DPD (2017).
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- 2 The proposed freestanding multifunction Hub by reason of its excessive size, scale, siting and visually assertive advertisement display would be an intrusive feature within the public realm, giving rise to harmful street clutter and being harmful to the visual amenity of the area and the character and appearance of the conservation area, contrary to Policies D3, D8 And HC1 of the London Plan (2021) and Policies DM3, DM8 and DM9 of the 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