

Mr Michael Rushe
70
White Lion Street
London
N1 9PP

8 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/2023/2691
Location 29 Milton Park, Hornsey, London, N6 5QB
Proposal Demolition of existing side extension of 29 Milton Park and
erection of a new dwelling with a basement.
Received 9 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
ICE21.273 PL1.0.pdf	The location plan	6 October 2023
ICE21.273. Drawings Binder PROPOSED.pdf	Mixed/Combined Plans	6 October 2023
ICE21.273.PL2.0_C.pdf	Block plan of the site	6 October 2023
ICE21.273. Drawings Binder PLAN PROPOSED.pdf	Additional information received 13/10/2023	13 October 2023
ICE21.273. Drawings Binder ELEVATIONS IN CONTEXT PROPOSED.pdf	Additional information received 13/10/2023	13 October 2023
ICE21.273. Drawings Binder ELEVATIONS PROPOSED.pdf	Additional information received 13/10/2023	13 October 2023
ICE21.273. Drawings Binder PLAN PROPOSED.pdf	Additional information received 13/10/2023	13 October 2023
ICE21.273.PL2.20_CGI	Additional information received	13 October 2023

ICE21.273.PL2.19_CGI

ICE21.273. Railing Details

ICE21.273.PL2.12_D

ICE21.273.PL2.11_D

13/10/2023

Additional
information
received

13/10/2023

Received
23/11/2023

13 October 2023

23 November 2023

28 November 2023

28 November 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1** The proposed development, by virtue of its inappropriate size, scale, siting, massing, and form design, would appear as an incongruous, out of keeping and visually intrusive addition to the street scene, as well as the Highgate Conservation Area. The proposed infilling of this corner plot would be at odds with the original urban layout and aesthetic of this 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) and Policies DH2 and DH6 of the Highgate Neighbourhood Plan (2017).
- 2** Insufficient information (in the form of an Energy Statement) has been provided to demonstrate that the proposed development would adequately reduce carbon emissions and limit energy use. In the absence of this information, the proposal would be contrary to Policy SP4 of the Haringey's Local Plan Strategic Policies (2017) and Policy DM21 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

