

Ms Mary Sim
217 Wood Green
London
N17 6AA

20 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/2023/0696
Location	77 Tottenham Lane, Hornsey, London, N8 9BE
Proposal	Conversion of existing ground floor one bedroom flat (former retail unit) into two separate self-contained one-bedroom units (retrospective application).
Received	10 March 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
Tott/23/P/01 Rev B – Pre-Existing, Existing & Proposed Ground Floor Plan & Location Plan	Corrected GF Plan received 13.06.2023.	13 June 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (3)

- 1** The proposed development would result in substandard accommodation by reason of poor outlook, inadequate natural lighting, inadequate ventilation and lack of private amenity contrary to Policy D6 of the London Plan, Policy SP2 of Haringey's Local Plan and Policy DM1 of Haringey's Development Management DPD.
- 2** The proposed development fails to provide any on-site provision for refuse, cycle and external storage, contrary to Policy D6 of the London Plan, Policy SP2 of Haringey's Local Plan and Policy DM4, DM35 of Haringey's Development Management DPD.
- 3** The proposal would contribute to harming the character, function, vitality and viability of one of Haringey's Local Shopping Centres, contrary to the aims of Policy SP10 of Haringey's Local Plan.

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