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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/2023/2124
Location Second Floor Flat, 45 Victoria Road, Hornsey, London, N4 3SJ
Proposal Formation of rear dormer to top floor flat
Received 4 August 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
Prop. roof extension.pdf	Layout Plan - Proposed	27 October 2023
Prop. section.pdf	Section - Proposed	27 October 2023
Prop. 2nd floor layout.pdf	Floor plan	27 October 2023
Prop. roof plan.pdf	Roof Plan - Proposed	27 October 2023
LocationPlan.pdf	The location plan	27 October 2023
Prop. rear elevation.pdf	Elevation (Rear) - Proposed	27 October 2023
Prop. front elevation.pdf	Elevation (Front) - Proposed	27 October 2023
Location Plan.pdf	Additional plans	27 October 2023
Prop. Block Plan.pdf	Block plan of the site	27 October 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Reason: (1)

- 1** The proposed loft extension and rear dormer, by reason of its size and design, would result in an over-dominant, incongruous and discordant addition to this property, detracting from its appearance when viewed from neighbouring properties and the public domain, contrary to Policy SP11, and SP12 of the Haringey Local Plan 2017 and Policies DM1, DM9 and DM12 of the Haringey Development Management, Development Plan Document 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