

Shulem Posen
OCC Building A,
105 Eade Road
London
United Kingdom
N4 1TJ

21 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/2023/1989
Location 89 Philip Lane, Tottenham, London, N15 4JR
Proposal Erection of a two-storey building providing a three-bedroom house.
Received 21 July 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
PL.89.BP	Block plan of the site	21 July 2023
PL.89.PR.01; PL.89.PR.02; PL.89.PR.03	Proposed Plans	21 July 2023
PL.89.PR.04	Existing and proposed site plans	21 July 2023
BREL Report		4 September 2023
Energy Statement		4 September 2023
GLA spreadsheet		4 September 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (3)

- 1** The proposed development by reason of its design, form and siting, coupled with the large opening for the purposes of off-street parking would represent a dominant and incongruous form of development, at odds with the spatial and verdant characteristics afforded by this garden site, the street-scene and the character and appearance to this part of the conservation area, contrary to Policies HC1 and D3 of the London Plan 2021, Policies SP11 and SP12 of Haringey's Local Plan Strategic Policies (2017) and Policies DM1, DM7 and DM9 of the Haringey Development Management DPD (2017).
- 2** The proposed development by reason of its siting and scale would appear overbearing and visually intrusive and harmful to the visual and residential amenities in relation to adjoining properties and associated rear garden, contrary to Policies DM1 and DM12 of the Haringey Development Management DPD (2017) and Policy D6 of the London Plan (2021).
- 3** The provision of two car parking spaces would exceed the maximum requirements and would not be in accordance with London Plan (2021) Policy T6.1

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

