

Mr Timothy Barnard
10A
Nursery Avenue
Hale
WA15 0JP

22 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/2023/2951
Location	Dental Practice, 4 Maidstone Road, Wood Green, London, N11 2TP
Proposal	Proposed change of use current ground floor Dental Surgery (Use class E) back to Use Class C3 residential, with re-modelling to provide additional two self-contained flats. Alterations to the rear elevation to provide internal terrace for the existing first floor flats.
Received	1 November 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
SitePlan_MaidstoneRoad.pdf	Block plan of the site	1 November 2023
SiteLocationPlan_MaidstoneRoad.pdf	The location plan	1 November 2023
100_MaidstoneRoad.pdf	Additional plans	1 November 2023
101_MaidstoneRoad.pdf	Floor Plan - Existing	1 November 2023
102_MaidstoneRoad.pdf	Roof Plan - Existing	1 November 2023
110_MaidstoneRoad.pdf	Elevation (Front) - Existing	1 November 2023
111_MaidstoneRoad.pdf	Elevation (Rear) - Existing	1 November 2023
200_MaidstoneRoad.pdf	Floor plan	1 November 2023
201_MaidstoneRoad.pdf	Floor plan	1 November 2023
210_MaidstoneRoad.pdf	Elevation (Front) - Proposed	1 November 2023
211_MaidstoneRoad.pdf	Elevation (Rear) - Proposed	1 November 2023

202_MaidstoneRoad.pdf

Roof Plan -
Proposed

1 November 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The proposed change of use of the property, by virtue of insufficient evidence being provided to show that the property is no longer viable as Community Facility and that there is no demand for any other suitable community use on the site, fails to protect existing social and community facilities, which is contrary to Policies S1 and S2 of the London Plan 2021, Policy SP14 of the adopted Haringey Council's Local Plan 2017 and Policy DM49 of Haringey Council's 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