

Mr Russell Beattie
Brocksey Dyers Cottage
Raine
Braintree
Essex CM77 6RG

4 January 2024

Prior approval Part 20 Class AB
New dwellinghouses on terrace building in commercial or mixed use

Case Reference	HGY/2023/3031
Location	14 High Road, Wood Green, London, N22 6BX
Proposal	New dwellinghouses on terrace buildings in commercial or mixed use. Prior approval under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class AB
Received	9 November 2023

The London Borough of Haringey, as local planning authority, refuse prior approval for the proposed development at the address shown above, as described above and shown in drawings numbered:

Title	Description	Date
2307-PL-603 P8 THIRD		9 November 2023
2307-PL-001 P5 Block		9 November 2023
2307-PL-601 P6 FIRST		9 November 2023
2307-PL-004 P1 Extg Sect		9 November 2023
2307-PL-604 P8 FOURTH		9 November 2023
2307-PL-001 P5 Location		9 November 2023
2307-PL-005 P3 Elevations		9 November 2023
2307-PL-003 P1 Extg Plans		9 November 2023
2307-PL-006 P2 GIA Plans		9 November 2023
2307-PL-602 P7 SECOND		9 November 2023
2307-PL-600 P6 GROUND		9 November 2023
2307-PL-610 P5 ELEVS		9 November 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement

Refusal Reasons: (1)

- 1** Given the limitations of Class AB.1 (i) in respect of existing buildings which has been enlarged by the addition of one or more storeys, the building here does not benefit from permitted development rights afforded under Part 20, Class AB, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informatives:

INFORMATIVE: Given the application site does not benefit from permitted development rights, matters for which the prior approval of the local planning authority are required are not formally considered in the issuing of this decision notice, although such matters are commented on within the Officer's report.

Note: You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent