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11 January 2024

**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/2023/0389
Location	41 Langdon Park Road, Hornsey, London, N6 5PT
Proposal	Demolition of existing single storey rear extension and detached garage. Conversion of existing house into 2no. flats, together with erection of two storey rear extension, addition of rear dormer and other external alterations. Erection of 1no. single storey dwelling to the rear of the site. Works to the southern boundary, with new wall constructed and gates installed.
Received	9 February 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
4182-121 PL .pdf	Mixed/Combined Plans	9 February 2023
4182-122 PL .pdf	Mixed/Combined Plans	9 February 2023
4182-001 PL .pdf	The location plan	9 February 2023
4182-530 PL .pdf	Elevation (Front) - Proposed	9 February 2023
4182-100 PL .pdf	Site/Block Plan - Existing	9 February 2023
4182-123 PL .pdf	Additional plans	9 February 2023
4182-300 PL .pdf	Block plan of the site	9 February 2023
4182-431 PL .pdf	Section - Proposed	9 February 2023
4182-331 PL1		6 April 2023
4182-432 PL 1		25 April 2023
4182-430 PL 1		25 April 2023
4182-531 PL 1		25 April 2023

4182-332 PL 2

4182-333 PL 2

4182-334 PL 2

25 April 2023

3 May 2023

3 May 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 size, scale, massing and siting would be an incongruous form of development, resulting in an overdevelopment of the site, thereby harming the streetscene as well as the character and appearance of the Highgate Conservation Area, contrary to policies DM1, DM7 and DM9 of Haringey's Development Management Policies (2017), policy SP11 of the Haringey Strategic Local Plan (2017), policy D3 of the London Plan 2021, and policies DH2 and DH10 of the Highgate Neighbourhood Plan (2017).
- 2 The proposed development, but reason of its bulk and configuration would provide a poor outlook for prospective occupiers, and fail to meet the relevant National and London Plan outdoor space standards, resulting in substandard living accommodation for prospective occupiers. As such, the proposal is contrary to policies DM1, DM7 and DM12 of Haringey's Development Management Policies (2017) and policy SP2 of the Haringey's Strategic Local Plan (2017) and policies D6 of the London Plan 2021.
- 3 The proposed development results in the loss of an existing mature tree, other vegetation and garden space that together contribute to the pleasingly verdant and landscaped character of the conservation area. The proposal is therefore considered harmful to visual amenity and detrimental to the character and appearance of the Highgate Conservation Area contrary to policies DM1, DM7 and DM9 of Haringey's Development Management Policies (2017), policy SP11 of the Haringey Strategic Local Plan (2017), policy D3 of the London Plan 2021, and policies DH2 and DH10 of the Highgate Neighbourhood Plan (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