



Officer Report

Application Number:	HGY/2023/0389
Application Type:	Full planning permission
Address:	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.
Case Officer:	Eunice Huang
Valid Date:	25/04/2023
Applicant:	3 Mr Paul Lofthouse
Agent:	Paul Lofthouse

RECOMMENDATION

Refuse

See file attachment under this recommendation

Refusal Reasons:

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).

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.

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).