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12 January 2024

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference HGY/2023/2926
Location 10 Ringwood Avenue, Hornsey, London, N2 9NS
Proposal Erection of a detached rear garden building to house swimming pool and gym
Received 30 October 2023

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development received on the above date.

Title	Description	Date
10 ringwood ave-pool.pdf	Additional plans	30 October 2023
10 ringwood ave-BLOCK PLAN.pdf	Block plan of the site	30 October 2023
10 ringwood ave-SITE PLAN.pdf	The location plan	30 October 2023
plan.pdf	Detail Drawing	30 October 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The proposed development by reason of its large footprint, siting, depth and associated loss of space for soft landscaping and potential harm to the health of existing trees within and next to this site, would be at odds with the pattern of development to the surrounding area and amount to an overdevelopment of this site, as well as being harmful to the residential and visual amenities of the area, contrary to policies DM1 and DM12 of the Development Management, DPD (2017) and Policy G7 of the London Plan (2021).

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-householder-planning-decision>
- 2 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.
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.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.