

- AA Drafting
3-7
Sunnyhill Road
London
SW16 2UG

15 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/2023/3116
Location Flat A, 172 Stroud Green Road, Hornsey, London, N4 3RS
Proposal Conversion to 2 self-contained flats, over 2 floors (lower ground floor and upper ground floor) with separate rear amenity space
Received 20 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
Elevation (Rear) - Existing_included_in_Additional plans.pdf	Elevation (Rear) - Existing	20 November 2023
172 Stroud Green Road N4 3RS-A3 (existing plans).pdf	Additional plans	20 November 2023
Design and Access Statement.pdf	Design and access statement	20 November 2023
172 Stroud Green Road N4 3RS-A3 (existing elevations).pdf	Additional plans	20 November 2023
Floor Plan - Existing_included_in_Additional plans.pdf	Floor Plan - Existing	20 November 2023
172 Stroud Green Road N4 3RS-A3 (proposed side elevation).pdf	Additional plans	20 November 2023
Section - Existing_included_in_Additional plans.pdf	Section - Existing	20 November 2023
172 Stroud Green Road N4 3RS-A3 (proposed section).pdf	Additional plans	20 November 2023
172 Stroud Green Road N4 3RS-A3 (proposed plan).pdf	Additional plans	20 November 2023
172 Stroud Green Road N4 3RS-A3 (proposed elevations).pdf	Additional plans	20 November 2023
Layout Plan - Proposed_included_in_Additional plans.pdf	Layout Plan - Proposed	20 November 2023
LocationPlan.pdf	The location plan	20 November 2023
172 Stroud Green Road N4 3RS-A3 (existing side elevation).pdf	Additional plans	20 November 2023
172 Stroud Green Road N4 3RS-A3 (landscape plan).pdf	Additional plans	20 November 2023
Landscaping details_included_in_Additional plans.pdf	Landscaping details	20 November 2023
172 Stroud Green Road N4 3RS-A3 (existing section).pdf	Additional plans	20 November 2023

Floor plan_included_in_Additional plans.pdf
172 Stroud Green Road N4 3RS-A3 (proposed block plan).pdf
Elevation (Front) - Existing_included_in_Additional plans.pdf

Floor plan	20 November 2023
Block plan of the site	20 November 2023
Elevation (Front) - Existing	20 November 2023

A handwritten signature in black ink that reads 'Robbie McNaugher'.

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1** The proposed conversion of this unit of accommodation into self-contained flats, by virtue of its insufficient original floorspace size and absence of a family-sized unit, would result in unacceptable loss of family housing without replacement for which there is an identified need. The proposal is therefore contrary to policy DM16 of Haringey'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