

Mr. Thomas Wessely
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Chiswick
London
United Kingdom
W4 2HA

16 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/2023/0920
Location 405-407 Lordship Lane, London N17 6AG
Proposal Retention of external alterations to roof and single storey side extension together with associated alterations
Received 30 March 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
Site Location Plan.pdf	The location plan	30 March 2023
Approved Side Elevation.pdf	Approved Side Elevation	30 March 2023
Approved Roof Plan.pdf	Approved Roof Plan	30 March 2023
Cover Letter .pdf	Design and Access Statement	30 March 2023
Existing Roof Plan.pdf	Existing Roof Plan	30 March 2023
Existing Ground Floor Plan.pdf	Existing Ground Floor	30 March 2023
Approved Ground Floor Plan.pdf	Approved Ground Floor Plan	30 March 2023
Approved Front Elevation.pdf	Approved Front Elevation	30 March 2023
Approved Rear Elevation.pdf	Approved Rear Elevation	30 March 2023
Existing Front Elevation.pdf	Existing Front Elevation	30 March 2023
Existing Rear Elevation.pdf	Elevation (Rear) - Existing	30 March 2023
Existing Side Elevation.pdf	Elevation (Side) - Existing	30 March 2023
Noise Impact Assessment.pdf	Noise impact	30 March 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1** The proposal is considered unacceptable and detracts from the character and appearance of the host building, detrimental to the amenities of the shopping parade and wider street scene by reason of dominance, siting and design and thereby conflicts with Policy SP11 of the adopted Haringey Council's Local Plan 2017, Policy DM1 of Haringey Council's Development Management DPD 2017, and Policy D4 of the London Plan 2021.

- 2** The existing extension, by reason of its retractable roof design and use, would introduce a potentially significant noise nuisance into a residential area that would be detrimental to the amenities of local residents, this has caused unacceptable harm to the character and appearance of the area, contrary to Policy of DM1 & DM23 of the Haringey's Development Management DPD and Policy D14 of the London Plan 2021.

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