

Mr Cassion Castle
10 Old Dairy Court
17 Crouch Hill
London
United Kingdom
N4 4AP

29 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/2023/0188
Location	67 Victoria Road, Hornsey, London, N4 3SN
Proposal	Removal of condition 11 (green roof) attached to planning permission HGY/2022/0828 to provide a green roof in conjunction with the building of a new dwelling.
Received	19 January 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
ApplicationFormRedacted.pdf	Application Form - Without Personal Data	19 January 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The proposed development of erecting a new dwelling required the scheme to be constructed with a green/biodiverse roof. There are no justifications in planning terms put forward as to why this cannot be achieved, with the loss of such a feature taking from the design, sustainability and amenity credentials of such a scheme, contrary to Policy G5 of the London Plan 2021 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2017 and Policies DM21 and DM12 of The Development Management DPD 2017.

Informatives:

INFORMATIVE; CIL

The applicant is advised that the CIL liability informative has been revised to:

The development is less than 100 square metres but is for a whole new unit and as such is liable for CIL. Based on the information given on the plans, the Mayoral CIL charge will be £1,998.15 (33sqm x £60.55) and the Haringey CIL charge will be £12,184.59 (66sqm x £369.23 (Indexation included)). This will be collected by Haringey should the scheme be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

Notes:

You can find advice in regard to your rights of appeal at:
planningportal.gov.uk/planning/appeals/guidance/guidancecontent

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

