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OCC Building A,
105 Eade Road
London
United Kingdom
N4 1TJ

31 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/2023/3279
Location	47 Hanover Road, Tottenham, London, N15 4DL
Proposal	Conversion of single family dwelling to 2 x self-contained flats (1 x 3 bedroom, 4 person) (1 x 2 bedroom, 3 person). Erection of single storey rear extension, construction of rear dormer and associated rooflights.
Received	7 December 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
47 Hanover Road Pr.pdf	Block plan of the site	7 December 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (3)

- 1** The development due to insufficient original floorspace, inadequate internal storage provision, insensitively designed stacking arrangements, the absence of any external amenity space, lack of cycle parking and refuse storage, would result in an over intensive, noisy and poor quality living environment for future occupiers, contrary to policy DM16 of Haringey's Development Management DPD (2017) and policies D3 and D6 of the London Plan (2021).

- 2** The application fails to provide sufficient secure cycle parking in line with the standards as set out in the London Plan and therefore fails to promote appropriate sustainable transport measures to the detriment of the environment and the living standards of future occupiers of the development, contrary to policies DM17 and DM31 of Haringey's Development Management DPD (2017) and policies T1 and T5 of the London Plan (2021).

- 3** The proposed conversion of the single dwellinghouse will result in the loss of a family sized unit [within the Family Housing Protection Zone] for which there is an identified need, contrary to Policy SP2 of the Haringey Local Plan 2017 and Policy DM16 of Haringey's Development Management DPD (2016).

Informatives:

INFORMATIVE: Pre- application Advice

Taking the reason(s) for refusal into account, you may wish to prepare a revised proposal for comment prior to submitting a further planning application. To do so we strongly recommend you seek pre-application advice and refer you to our Pre-Application Planning Advice (PAPA) Service.

<https://www.haringey.gov.uk/planning-and-building-control/planning>

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