

Mr Michael Serginson
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London
United Kingdom
E5 8RH

2 February 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/2023/3287
Location 14 Vallance Road, Hornsey, London, N22 7UB
Proposal Conversion of a single dwellinghouse to 3no. self-contained flats (1 x 1-bedroom, 1 person) (2 x 2-bedroom, 4 person). Erection of a single storey rear extension, a rear dormer with a flat roof, internal alterations, and associated bicycle storage and bin storage.
Received 8 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
02 003 - Proposed Elevations Sheet 1		8 December 2023
03 002 - Proposed Sections		8 December 2023
01 004 - Proposed GA Plans - Level B1 and 00		8 December 2023
02 004 - Proposed Elevations Sheet 2		8 December 2023
01 005 - Proposed GA Plans - Level 01 and 02		8 December 2023
01 006 - Proposed Roof Plan		8 December 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (4)

- 1** The proposed roof extension, by reason of overall bulk and scale in relation to the property, would introduce a discordant feature to the elevations of the building and would detract from the visual continuity of the street scene and is therefore detrimental to the visual amenity of the area contrary to Policy DM1 of The Development Management DPD 2017, Policy SP11 of the Haringey Local Plan 2017, Policies D3 and D6 of the London Plan 2021.
- 2** The proposed development lies in an area of sensitive and special character worthy of retention within a Conservation Area. The proposed development, if approved, would seriously detract from the important character to the detriment of the vicinity contrary to Policies SP11 and SP12 of the Haringey Local Plan 2017, Policy DM9 of The Development Management DPD 2017 and Policy HC1 of the London Plan 2021.
- 3** The proposed development, in regard to Flats 2 and 3, would have a substandard provision for private amenity space and minimum floor to ceiling height, respectively, resulting in a poor quality of living accommodation for future occupiers of the development contrary to Policies D3 and D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, Policy DM1 of The Development Management DPD 2017.
- 4** The proposed development by reason of excessive bulk and massing would have an overbearing and unneighbourly relationship with neighbouring properties to the detriment of the occupiers' residential amenities, contrary to Policy DM1 of The Development Management DPD 2017 and Policies SP0, SP11 and SP12 of the Haringey Local Plan 2017 and, is inconsistent with guidance in the National Planning Policy Framework.

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