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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/2023/2779
Location	Risborough Court, Muswell Hill, Hornsey, London, N10 3PP
Proposal	Construction of additional floor to create 2no. flats incorporating a two storey front extension, extension of the existing lower ground floor to create 1no. flat and conversion of existing garage to form 1no. flat
Received	16 October 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
PA-01 A		27 November 2023
PA-02 B		27 November 2023
PA-03 B		27 November 2023
PA-04 B		27 November 2023
PA-05 B		27 November 2023
PA-06 B		27 November 2023
PA-07 B		27 November 2023
PA-11 A		27 November 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (3)

- 1** The proposed development, by reason of the design, massing and siting of the new staircore extension, would be an incongruous form of development, harming the streetscene as well as the character and appearance of the host building, contrary to policies DM1 and DM 12 of Haringey's Development Management Policies (2017).
- 2** Due to the application not being supported by a Basement Impact Assessment (BIA), it has not been demonstrated that the proposed development would have an acceptable impact upon the structural integrity of the existing building and neighbouring properties, nor have an acceptable hydrogeological and surface water impact in the surrounding area. As such, the proposal is contrary to policies DM18 of Haringey's Development Management Policies (2017).
- 3** The proposed development, but reason of its configuration would provide poor daylight and sunlight access and outlook for occupiers of the new and existing units on the application site. It also fails to meet the relevant National and London Plan space standards, resulting in substandard living accommodation for prospective occupiers. As such, the proposal is contrary to policies DM1, DM7 and DM12 of Haringey's Development Management Policies (2017) & and policy SP2 of the Haringey's Strategic Local Plan (2017) and policies D6 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.

Planning, Building Standards & Sustainability Service



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