

Mr Benjamin Machin
125-127 Mare Street
London
United Kingdom
E8 3RN

12 February 2024

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference HGY/2023/3349
Location 16 Weston Park, Hornsey, London, N8 9TJ
Proposal Removal of existing garage; proposed single storey rear extension to provide a new home office and WC for the ground floor flat and combined bin storage for the property; changes to boundary treatment; internal alterations to locally listed building.
Received 18 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 received on the above date.

Title	Description	Date
039_00_200 - Proposed West Elevation and Section		18 December 2023
039_00_100 - Proposed Ground Floor and Roof Plans		18 December 2023
039_00_201 - Proposed North and South-West Elevations and Section		18 December 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposal is not considered to be sufficiently proportionate or subordinate to the host building by way of its design and massing, resulting in an over dominant addition, at odds with the character and appearance of the host property, and would result in harm to the character and appearance of the locally listed host dwelling and conservation area, with insufficient public benefit being provided to outweigh the harm. The proposal is therefore contrary to policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017.

- 2 The proposed development by reason of its depth, height and proximity to the shared boundary line with no. 18 Weston Park would appear an overbearing and unneighbourly form of development, resulting in an increased sense of enclosure to the detriment of the neighbouring occupiers residential amenity and contrary to policies DM1 and DM12 of The Development Management DPD 2017 and London Plan Policy D6.

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-householder-planning-decision>
- 2 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.
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.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.