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27 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/2023/0448
Location	Winchester Hall Tavern, 206 Archway Road, Hornsey, London, N6 5BA
Proposal	Provision of condenser units serving split-system Heating/Cooling Heat-Pumps for Public House internal space and Cellar Cooling Heat-Pumps for internal beer cellar. Condenser Units are proposed to be visually disguised with the use of slatted wooden screens, painted to match existed painted brickwork walls.
Received	14 February 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
1729-16 ACelevsExist.pdf	Elevation (Front) - Existing	14 February 2023
1729-18 Photo-Sketch.pdf	Additional plans	14 February 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 Insufficient information has been provided to allow the Local Planning Authority to satisfactorily assess the proposal, without which it is considered that the element of harm caused to the appearance of this locally listed building and the conservation area is not satisfactorily outweighed with equally implications for the amenity of adjoining residents not appropriately addressed so as to demonstrate no adverse impact is caused, as such contrary to London Plan (2021) Policies HC1 and D14, and to policies DM1, DM9, and DM23 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017.

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