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United Kingdom
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29 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/2023/3357
Location 480 West Green Road, Tottenham, London, N15 3DA
Proposal Removal of the existing warehouse roof and installation of a new green roof with rooflights and solar PV panels.
Received 19 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
0628-PL_021 Existing Elevations 2.pdf	Elevation (Rear) - Existing	19 December 2023
0628-PL_100 Proposed Ground Floor Plan.pdf	Floor plan	19 December 2023
0628-PL_010 Existing Ground Floor Plan.pdf	Floor Plan - Existing	19 December 2023
0628-PL_101 Proposed Roof Plan.pdf	Block plan of the site	19 December 2023
0628-PL_011 Existing Roof Plan.pdf	Roof Plan - Existing	19 December 2023
LocationPlan.pdf	The location plan	19 December 2023
0628-PL_031 Existing Section with Temporary Roof.pdf	Section - Existing	19 December 2023
0628_Design and Access Statement.pdf	Design and access statement	19 December 2023
0628-PL_201 Proposed Elevations 2.pdf	Elevation (Rear) - Proposed	19 December 2023
0628-PL_300 Proposed Sections.pdf	Section - Proposed	19 December 2023
0628-PL_301 Composite Section.pdf	Section - Proposed	19 December 2023
0628-PL_200 Proposed Elevations 1.pdf	Elevation (Front) - Proposed	19 December 2023
0628-PL_020 Existing Elevations 1.pdf	Elevation (Front) - Existing	19 December 2023
0628-PL_001 Location Plan.pdf	Additional plans	19 December 2023

0628-PL_030 Existing Sections.pdf
0628-PL_700 Illustrative 3D Views
Daylight and sunlight report

Section - Existing 19 December 2023
31 January 2024
26 February 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed development by reason of its excessive size, height, scale and dominating appearance and backland location, would have a detrimental impact on the character and appearance of the site and its surrounding area and result in a cramped overdevelopment within a restricted site. As such, the proposed development would be contrary to Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 and DM7 of the Development Management DPD 2017.

- 2 The proposed development by reason of its size, bulk and close proximity would have a seriously adverse impact to the amenities of 28 – 33 Willow Walk and 1 – 15 Waldeck Road by reason of material loss of sunlight, outlook and be overbearing, contrary to Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policies DM1 and DM7 of The Development Management DPD 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