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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/2023/1162
Location	Petrol Filling Station, 1-13 Willoughby Lane, Tottenham, London, N17 0QU
Proposal	Demolition of the existing sales building and MOT centre on site and the erection of a new sales building, 4 no. new jet wash bays, amendments to the forecourt canopy, a new bin store, a new air/water vac machine, new parking spaces, a new boundary fence, and associated works at Northumberland Park Service Station, 1-13 Willoughby Lane, London, N17
Received	27 April 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
13856 - P05 - Proposed Sales Building Layout.pdf	Layout Plan - Proposed	27 April 2023
13856 - P08 - Ev Canopy and Charger Details.pdf	Additional plans	27 April 2023
13856 - P07 - Proposed Jet Wash Details.pdf	Additional plans	27 April 2023
13856 - P04 - Proposed Site Elevations.pdf	Elevation (Front) - Proposed	27 April 2023
13856 - P03B - Proposed Site Layout		28 February 2024

Robbie McNaughton

Robbie McNaughton
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The proposed development, by reason of additional provision of car parking, additional sales floor area and increase in other additional installations, resulting in intensification use of the site, contrary to Development Management Policies (2017) SP11, DM1, DM32, London Plan Policy (2021) D4, D14 and T6.

Informatives:

INFORMATIVE : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL charge will be £21,265.89 (307 sqm x £69.27). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation factor as published on-line.

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