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1 March 2024

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

Case Reference HGY/2023/3324
Location 20 Croxford Gardens, Wood Green, London, N22 5QU
Proposal Retrospective planning application for the erection of a ground floor side extension, side/front wall and an external storeroom built beyond the principle elevation.
Received 5 January 2024

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
030-SP00 Rev P00 – As Built Site Plan		13 December 2023
030-PP01 Rev P00 – As Built First Floor/Roof Plan		13 December 2023
030-PP00 Rev P00 – As Built Ground Floor Plan		13 December 2023
030-PE03 Rev P00 – Proposed Side Elevation		5 January 2024
030-PP01 Rev P01 – As Built First Floor/Roof Plan		5 January 2024
030-PP00 Rev P01 – As Built Ground Floor Plan		5 January 2024
030-PE110 Rev P01 – As Built Front & Side Elevations		5 January 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The existing development, by reason of its design, size, scale and prominence in the street scene due its location at the front of the property , would appear an incongruous and obtrusive development, out of keeping with the design and character of the existing dwelling, and would have adverse effect on the appearance of the property and the visual amenity of the area as a whole, contrary to DM1 and DM12 of the Haringey Development Management Development Plan Document; policy SP11 of the Haringey Local Plan; 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.