

Mr Jordan Godden
Unit H Concept Court
Shearway Business Park
Folkestone
Kent
United Kingdom
CT19 4RG

5 March 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/2024/0058
Location	Shop, 49 High Road, Wood Green, London, N22 6BH
Proposal	Installation of new shopfront
Received	9 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 for the reason(s) listed in the attached schedule.

Title	Description	Date
GG_49HighRoadWoodGreen_ExistingAndProposedGF.pdf	Additional plans	9 January 2024
GG_49HighRoadWoodGreen_ExistingAndProposedElevations.pdf	Elevation (Front) - Proposed	9 January 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The proposed shopfront, by reason of its design and lack of active frontage fails to maintain the vitality and viability of the site, or preserve or enhance the character or appearance of the area, and does not accord with policies DM8 and DM42 of the Development Management DPD, and policy HC1 of the London Plan.

Informatives:

The applicant is advised that the proposed display of internal signage would require advertisement consent. However, this is unlikely to be supported given the reasons within the Officer's report and policies DM8 and DM42.

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