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United Kingdom
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6 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/2023/3350
Location 488 Archway Road, Hornsey, London, N6 4NA
Proposal Construction of proposed rear/side dormers to facilitate loft conversion
Received 18 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 received on the above date.

Title	Description	Date
L14-02-Proposed Elevations.pdf	Elevation (Front) - Proposed	18 December 2023
L15-01-Proposed Section AA.pdf	Section - Proposed	18 December 2023
L12-01-Proposed Lower Ground Floor Plans.pdf	Additional plans	18 December 2023
L12-02-Proposed First Floor Roof Plans.pdf	Floor plan	18 December 2023
L02-01-Existing Lower Ground Floor Plans.pdf	Floor Plan - Existing	18 December 2023
L14-01-Proposed Side Elevation.pdf	Elevation (Side) - Proposed	18 December 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The proposed rear and hip-to-gable extensions by reason of their siting, scale, design, form and bulk would represent an unsympathetic, incongruous and visually obtrusive form of development, that would harm the character and appearance of the host property and adjoining terraces, Highgate Conservation Area and street scene in general, contrary to contrary to DPD Policies DM1 and DM9; policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017; policies DH2 and DH5 of the Highgate Neighbourhood Plan 201; and London Plan Policy HC1, D4 and D6.

Informatives:

INFORMATIVE: Pre- application Advice

Taking the reason(s) for refusal into account, you may wish to prepare a revised proposal for comment prior to submitting a further planning application. To do so we strongly recommend you seek pre-application advice and refer you to our Pre-Application Planning Advice (PAPA) Service.

<https://www.haringey.gov.uk/planning-and-building-control/planning>

- 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.