

Mr Henry Dunleavy
Pinnacle House
23-26
St Dunstan's Hill
London
United Kingdom
EC3R 8HN

6 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/2024/0073
Location	27 Aylmer Road, Hornsey, London, N2 0BS
Proposal	Variation of condition 2 (approved plans) attached to planning permission HGY/2022/3947 to amend the approved scheme to remove two-storey front projecting bay, remove two front dormer windows and front roof window, add front rooflights, change front fenestration, porch design and soft landscaping, and relocate garage and car lift.
Received	10 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
1710/PL01 – Location Plan		10 January 2024
1710-PL13 to 34	Proposed Site, Floor & Roof Plans, Elevations, Sections & Views	10 January 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The proposal would cause harm to the character and appearance of Highgate Conservation Area and its significance, because the amended replacement house, due to its form and design, would fail to respect the character of the conservation area. The proposed development is not in accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 2017, and Policy SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also does not accord with Policy DH2 of Highgate Neighbourhood Plan 2017.

Notes:

You can find advice in regard to your rights of appeal at:
planningportal.gov.uk/planning/appeals/guidance/guidancecontent

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