

From: Neil McClellan

Sent: Thursday, March 7, 2024 12:36 PM

To: 'jioannou@aol.com' <jioannou@aol.com>

Subject: 49A Northumberland Park, N17. Planning Application Reference HGY/2024/0492:
Conversion of existing ground floor 2-bedroom maisonette into two self-contained 1-bedroom flats.

Dear Mr Ioannou

I can confirm that I have been appointed case officer for the above application.

The application as currently submitted is **INVALID** for the following reasons:

- Haringey's Local Validation List, adopted in July 2023, requires that all existing & proposed drawings accompanying a planning application have a scale bar. None of the submitted drawings meet this requirement.
- Haringey's Local Validation List also requires that site photographs with an affidavit confirming they have been taken within 21 days of the application submission be submitted for all applications. This requirement has also not been met.

Initial assessment.

In my initial assessment of your application, I note that neither of the proposed flats meet the minimum 50sqm internal floor area requirement for 1-bedroom 2-person flats set out in the London Plan & National Guidance. As such it is unlikely that your application even if valid, would be supported.

Please let me know how you would like to proceed with your application.

Kind Regards

Neil McClellan

Planning Consultant

Development Management

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