

Mr Seun Olateju
24
Ambler Road
London
N4 2QU

7 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/2022/3379
Location 285, High Road, London, N15 4RR
Proposal Conversion of an existing 3 storey Victorian house into 3x self contained flats.
Received 13 October 2022

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
02 – Proposed Floor Plans		7 December 2023
05 – Proposed Elevations & Section		7 December 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1** The proposed conversion of the single dwellinghouse will result in the loss of a family sized unit within the Borough's Family Housing Protection Zone, for which there is an identified need, contrary to Policy SP2 of the Haringey Local Plan 2017 and Policy DM16 of Haringey's Development Management DPD (2017).

- 2** The proposal fails to provide appropriate living conditions for future occupiers of the proposed flats with respect to adequate internal floor space standards, lack of secured bin storage and secured cycle parking, and lack of external amenity space . Consequently, in this regard it conflicts with HLP Policy SP11, DPD Policies DM1 and DM7 and LP Policies D1, D3 and D6 which seek to ensure development provides high standards of amenity.

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