

Mr T AY
86-90 PAUL STREET
LONDON
EC2A 4NE

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/2023/2156
Location 268 High Road, Wood Green, London, N22 8JX
Proposal Retention of existing shop front with seating and proposed rear single storey extension
Received 8 August 2023

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
268 High Road Wood Green Haringey London N22 8JX-05.pdf	Additional plans	8 August 2023
268 High Road Wood Green Haringey London N22 8JX-07.pdf	Block plan of the site	8 August 2023
268 High Road Wood Green Haringey London N22 8JX-04.pdf	Additional plans	8 August 2023
268 High Road Wood Green Haringey London N22 8JX-01.pdf	Additional plans	8 August 2023
268 High Road Wood Green Haringey London N22 8JX-02.pdf	Additional plans	8 August 2023
268 High Road Wood Green Haringey London N22 8JX-03.pdf	Additional plans	8 August 2023
268 High Road Wood Green Haringey London N22 8JX-06.pdf	The location plan	8 August 2023
268 High Road Wood Green Haringey London N22 8JX-08.pdf	Elevation (Rear) - Proposed	8 August 2023
268 High Road Wood Green Haringey London N22 8JX-09.pdf	Block plan of the site	8 August 2023

Robbie McNaughton

Robbie McNaughton
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1** The shopfront alterations by virtue of their design, arrangement and materiality would detract from and fail to enhance the character and uniformity of the row of shops it is situated within and would be detrimental to the original building design. The retractable awning does not allow for sufficient headroom between the canopy and the floor level. In addition, the proposal would give rise to inclusive access issues and the solid and external shutters would be contrary to policy. As such it would be contrary to Policies D5 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, Policies DM1, DM3 and DM8 parts (a), (b), (c), (d) and (e) of Haringey's Development Management DPD (2017).

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