

Mr. Aleksandar Pantazis
Unit 4 Grosvenor Way
London
United Kingdom
E5 9ND

8 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/2023/2811
Location	10 Brampton Park Road, Wood Green, London, N22 6BG
Proposal	Demolition of existing small single storey rear infill side extension. Erection of single storey rear infill extension to provide 2no. additional ensuite bedrooms to increase existing 9-bed HMO to 11-bedrooms (11 x 1b1p) and 1no. kitchen. Internal alterations to upper floors inc. 2no additional kitchens and ensuite for all bedrooms, with associated cycle and refuse storage.
Received	19 October 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
E00 Rev A; E01 Rev A; E02 Rev A; E03 Rev A; E04 Rev A; E05 Rev A; P01 Rev A; P02 Rev A; P03 Rev A; P04 Rev A; P05 Rev A; P06 Rev A; P07 Rev A & P08 Rev A – Existing & Proposed Plans, Elevations & Sections.		15 December 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed increase in occupancy of this property caused by the proposed ground floor infill extension would result in an unacceptable impact on neighbouring residential amenity in terms of the increased refuse and recycling storage requirement, noise impacts, and additional coming and goings, contrary to Policies DM1, DM4, DM12 and DM17 of Haringey Development Management Plan DPD (2017) (DPD).
- 2 The proposed rear extension by reason of its size and location would appear an over dominant, awkward and uncomplimentary form of development, failing to achieve the necessary level of subordination, disrupting the symmetry of the semi-detached pair, and appearing out of keeping and harmful to local visual amenity, contrary to Policy D6 of the London Plan (2021), Policy SP11 of Haringey's Local Plan (2017), Policies DM1 and DM12 of the Haringey Development Management DPD (2017).

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>

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.

Planning, Building Standards & Sustainability Service



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