

Mr Chris Ellerbeck
Beechcroft
Riverside Avenue
Broxbourne
EN10 6RA

11 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/2023/0591
Location	Flat A, 87 Southwood Lane, Hornsey, London, N6 5TB
Proposal	Single storey side extension
Received	28 February 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.

A handwritten signature in black ink that reads 'Robbie McNaugher'.

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed extension by virtue of its siting and combined sized with current extensions would appreciably take from the original form and appearance to this building and would negatively intrude into the visual gap to the side of this property, overall disrupting the architectural composition to this house and the pattern of development of the area, as well as harming the character and appearance to this part of the conservation area, contrary to Policy HC1 of the London Plan (2021), Policies SP11 and SP12 of the Haringey Local Plan (2017), Policies DM1, DM9 and DM12 of Haringey's Development Management DPD (2017), as well as Policies DH2 and DH4 of the Highgate Neighbourhood Plan (2017).

- 2 The proposed extension would require building works within close proximity to a protected sycamore tree on site, therefore leading to likely disturbance to the root system and the possible decline and removal of this tree, therefore being detrimental to the visual amenity and character and appearance of this part of the Conservation Area. The application is therefore considered to be contrary to Policy G7 of the London Plan 2021, and Policy SP13 of the Haringey Local Plan 2017 and Policies SO4.4 and OS2 of the Highgate Neighbourhood Plan 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