

Mr Sruli Lieberman
AJ Leaseplan Ltd
OCC Building a
105
Eade Road
London
N4 1TJ

15 March 2024

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference HGY/2022/2708
Location First Floor Flat B, 40, Mattison Road, London, N4 1BD
Proposal Subdivision of the upper floor flat into 1x studio and 1 self-contained flat following grant of loft extension under ref HGY/2022/1892.
Received 29 September 2022

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development received on the above date.

Title	Description	Date
AttachmentSummary	AS	16 October 2022
PR.02 - SUPERSEDED	SUPERSEDED Prop Elevation Plans	16 October 2022
LP		16 October 2022
FeeCalculation	FC	16 October 2022
EX.02	SUPERSEDED Ext Elevation Plans	16 October 2022
EX.01	Ext Floor Plans	16 October 2022
ApplicationFormRedacted		16 October 2022
ApplicationForm	AF	16 October 2022
40B 2 flats Mattison Rd Harringay Ladder London N4 1BD	CIL	16 October 2022
EX.SP	Ext Site Plan	16 October 2022
PR.101	SUPERSEDED Prop Floor Plans	16 October 2022

Robbie McNaughton

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed change of use to the upper floor flat into 1x studio and 1 self-contained flat would by reason of the lack of adequate cycle parking provision, refuse provision and amenity space provide substandard quality of accommodation for future occupiers, contrary to Policies D4, DM12, DM16 and DM35 of the Council's Development Management DPD (2017) and Policy D6 of the London Plan (2021).
- 2 The proposed development would result in an over-intensive use of the property and an increase in levels of activity and noise that would be detrimental to neighbouring residential amenity, contrary to Policies DM1 and DM17 of Haringey Council's Development Management DPD (2017).

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-householder-planning-decision>
- 2 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.
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.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.