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25 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/2023/3129
Location 4 Sirdar Road, Wood Green, London, N22 6RG
Proposal Conversion from single-family dwelling to 2 x self-contained flats
(1 x 2 bedroom, 1 x 3 bedroom)
Received 21 November 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
JAN24_4SR_01 - Existing Plans, Elevations, and Section - Amended	Plans - Scale 1:50 @A1 Elevations - Scale 1:100 @A1 Section - Scale 1:100 @A1	31 January 2024
JAN24_4SR_02 - Proposed Plans, Elevations, and Section - Amended	Ground floor flat = 2bed First and Loft floors flat = 3bed	31 January 2024
JUL23_4SR_03 - Block Plans	Block plan of the site - Scale 1:200 & 1:500 @A1	31 January 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (3)

- 1** The gross original internal floor space of the existing dwelling is less than 120m² and would thereby result in a substandard form of accommodation, contrary to Policy DM16 of Haringey's Development Management DPD (2017).
- 2** The proposed conversion by virtue of inadequate space and storage standards, lack of access to amenity space and inappropriate stacking arrangements between units, would provide a sub-standard form of accommodation for future occupants of the development, contrary to London Plan policy D6, policy SP2 of the Haringey Local Plan and policy DM16 of the Haringey Development Management Plan.
- 3** The proposed conversion, by virtue of its layout and increased number of occupants, from a single family dwelling use to use by up to 9 occupants, would result in increased comings and goings from the property and intensification of the residential use that would result in an unacceptable increase in noise and general disturbance to be encountered by neighbouring residential occupants contrary to Policies DM1, DM4, DM12 and DM17 of Haringey Development Management Plan DPD (2017) (DPD).

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